

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 59 Anniversary Avenue, Wyndham Vale Vic 3024

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$----- or range between \$315,000 & \$330,000

### Median sale price

Median price \$272,000 Property type *Vacant Land* Suburb Wyndham Vale

Period - From 23/10/2018 to 22/10/2019 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 21 Golders Cr WYNDHAM VALE 3024	\$315,000	24/08/2019
2 98 Anniversary Av WYNDHAM VALE	\$315,000	08/10/2019
3		

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 23/10/2019 10:49