

# 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 3 Paddington Grove, 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)

Price Range

\$580,000

&

\$620,000

### Median sale price

Median price

\$465,000

Property Type

House

Suburb

Wyndham Vale (3024)

Period - From

01/01/2019

to

31/12/2019

Source

CoreLogic

### Comparable property sales

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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
62 EVERGREEN DRIVE, WYNDHAM VALE VIC 3024	\$610,000	19/07/2019
22 MACULATA PLACE, MANOR LAKES VIC 3024	\$640,000	21/11/2019
11 STRETTON PLACE, WYNDHAM VALE VIC 3024	\$608,000	17/07/2019

This Statement of Information was prepared on: 15/01/2020