

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 98 Ribblesdale Avenue, Wyndham Vale Vic 3024

Indicative selling price

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

\$485,000

&

\$520,000

Median sale price

Median price \$465,000 Property type House Suburb Wyndham Vale

Period - From 01/10/2018 to 30/09/2019 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
1 299 McGrath Rd WYNDHAM VALE 3024	\$508,000	07/10/2019
2 4 Wingrove Cr WYNDHAM VALE 3024	\$488,000	20/06/2019
3 102 Honour Av WYNDHAM VALE 3024	\$480,000	02/07/2019

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: 04/12/2019 10:40