



STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

14 Amesbury Avenue, Wyndham Vale, VIC 3024

INDICATIVE SELLING PRICE

For the meaning of this price see consumer.vic.gov.au/underquoting

Range Between \$640,000 & \$655,000

MEDIAN SALE PRICE

Median price \$470,000 | House | Wyndham Vale (3024)

Period - From 1 April 2017 to 1 April 2018 | Source - realestate.com.au

COMPARABLE PROPERTY SALES

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
11 MININDEE ROAD, MANOR LAKES VIC 3024	\$659,000	17/02/2018
19 ASHBURTON AVENUE, MANOR LAKES VIC 3024	\$651,000	17/03/2018
28 FLINDERS CRESCENT, WYNDHAM VALE VIC 3024	\$642,000	04/03/2018