



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

22 Arnhem Road, Wyndham Vale, VIC 3024

INDICATIVE SELLING PRICE

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

Range Between \$280,000 & \$295,000

MEDIAN SALE PRICE

Median price \$264,000 | House | Wyndham Vale (3024)

Period - From 1 November 2017 to 31 October 2018 | Source - CoreLogic

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
20 APORUM AVENUE, WYNDHAM VALE VIC 3024	\$320,000	01/05/2018
19 KAKADU DRIVE, WYNDHAM VALE VIC 3024	\$290,000	14/05/2018
18 DURVILLE STREET, WYNDHAM VALE VIC 3024	\$370,000	16/07/2018