

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 16 Windsor Avenue, Wyndham Vale 3024

Indicative selling price

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

Single price \$260,000 or range between \$* & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$290,000 *House *Land X Suburb Werribee
Period - From August 2018 to October 2018 Source APM - Pricefinder

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 – 319 McGrath Road, Wyndham Vale	\$325,000	02/08/2018
2 – 243 Black Forest Road, Werribee	\$196,000	07/09/2018
3 – 44 Ormiston Crescent, Werribee	\$431,000	12/11/2018

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.

Brian Mark
The local agents you can trust