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 Provan Drive, Wyndham Vale Vic 3024

Indicative selling price

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

Range between $490,000 & $530,000

Median sale price

Median price $460,000 Property Type House Suburb Wyndham Vale

Period - From 01/01/2020 to 31/03/2020 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	20 Mundara Dr WYNDHAM VALE 3024	$625,000	09/06/2020
2	97 Haines Dr WYNDHAM VALE 3024	$599,000	10/05/2020
3	31 Taworri Cr WERRIBEE 3030	$570,000	24/04/2020

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: 29/06/2020 11:12

3 Provan Drive, Wyndham Vale Vic 3024



4 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$490,000 - $530,000
Median House Price
March quarter 2020: $460,000

Comparable Properties



20 Mundara Dr WYNDHAM VALE 3024 (REI)

4 2 10

Price: $625,000
Method: Private Sale
Date: 09/06/2020
Rooms: 6
Property Type: House
Land Size: 572 sqm approx

Agent Comments

97 Haines Dr WYNDHAM VALE 3024 (REI)

4 2 2

Price: $599,000
Method: Private Sale
Date: 10/05/2020
Property Type: House (Res)

Agent Comments

31 Taworri Cr WERRIBEE 3030 (REI)

4 2 2

Price: $570,000
Method: Private Sale
Date: 24/04/2020
Property Type: House (Res)

Agent Comments

Account - alexkarbon | P: 03 9326 8883 | F: 03 9329 5884

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.