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	2/5 Bellinger Crescent, Wyndham Vale

Indicative selling price

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

Single price		or range between	$335,000	&	$349,000

Median sale price

Median price	$370,000	Property type	*Unit*	Suburb	Wyndham Vale
Period - From	April	to	September	Source	R P Data

Comparable property sales

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
2/12 Halladale Avenue, Wyndham Vale	$370,000	06.04.2019
1/41 Macquarie Drive, Wyndham Vale	$395,000	23.05.2019
1/21 Federal Drive, Wyndham Vale	$415,000	17.04.2019

This Statement of Information was prepared on: 7th October 2019