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: 40 Windsor Avenue Wyndham Vale VIC 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~~ | or range between: $395,000 | & $425,000

Median sale price

(*Delete house or unit as applicable)

Median Price: $470,000 | Property type: House | Suburb: Wyndham Vale

Period-from: 01 Sep 2018 | to: 31 Aug 2019 | Source: Corelogic

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 6 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
250 Ballan Road Wyndham Vale VIC 3024	$439,000	21-Jul-18
49 Whiton Grove Wyndham Vale VIC 3024	$400,000	13-Sep-19
47 Whiton Grove Wyndham Vale VIC 3024	$437,000	25-Aug-18

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 6 months.~~

This Statement of Information was prepared on: 19 September 2019