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	26 Greenwood Street, 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	$490,000	&	$515,000

Median sale price

Median price	$455,000	Property type	*House*	Suburb	Wyndham Vale
Period - From	April	to	September		R P Data

Comparable property sales (*Delete A or B below as applicable)

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
21 Whiton Grove, Wyndham Vale	$410,000	28.08.2019
9 Intervale Drive, Wyndham Vale	$455,000	26.07.2019
23 Mount Eagle Way, Wyndham Vale	$380,000	22.05.2019

This Statement of Information was prepared on: 16th September 2019