# 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

70 Hammersmith Road Wyndham Vale, 3024

### Indicative selling price

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

Range between $440,000.00 & $480,000.00

### Median sale price

Median price $545,000.00 Property Type HOUSE Suburb WYNDHAM VALE

Period - From 01-Mar-2020 to 28-Feb-2021 Source Realestate.com.au

### Comparable property sales

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 | 14 Maryborough Drive Wyndham Vale | $447,000.00 | 15-Oct-2020 |
| 2 | 12 Massimo Street Wyndham Vale | $485,000.00 | 17-Nov-2020 |
| 3 | 72 Hammersmith Road Wyndham Vale | $440,000.00 | 13-Dec-2020 |

This statement of information was prepared on 06-Aug-2021 at 4:05:35 PM EST