

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

Lot 605 Law Court 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

\$345,000

&

\$355,000

Median sale price

Median price

\$470,000

Property type

Land

Suburb

Wyndham Vale

Period - From

01 Mar 2020

to

31 Jul 2020

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 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
24 Boxer Drive Wyndham Vale VIC 3024	\$330,000	04-Mar-20
20 Spot Avenue Wyndham Vale VIC 3024	\$330,000	20-Jul-20
29 Kakadu Drive Wyndham Vale VIC 3024	\$325,000	26-Feb-20

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:

04 August 2020