

## 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

455 McGrath Road Wyndham Vale VIC 3024

### Indicative selling price

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

Single Price

\$520,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$460,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Jan 2019

to

31 Dec 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 57 Macquarie Drive Wyndham Vale VIC 3024   | \$500,000 | 06-Aug-19 |
| 371 McGrath Road Wyndham Vale VIC 3024     | \$512,300 | 08-Nov-19 |
| 12 Cloudburst Avenue Wyndham Vale VIC 3024 | \$540,000 | 07-Nov-19 |

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.~~

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**57 Macquarie Drive Wyndham Vale VIC 3024** Sold Price **\$500,000** Sold Date **06-Aug-19**

4 2 2

Distance **0.68km**



**371 McGrath Road Wyndham Vale VIC 3024** Sold Price **\$512,300** Sold Date **08-Nov-19**

4 2 2

Distance **0.71km**



**12 Cloudburst Avenue Wyndham Vale VIC 3024** Sold Price **\$540,000** Sold Date **07-Nov-19**

4 2 2

Distance **1.9km**

RS = Recent sale      UN = Undisclosed Sale

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