

## 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 18 Yellow Gum Way, 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)

Range between \$460,000 & \$500,000

#### Median sale price

Median price \$500,000 House X Unit Suburb Wyndham Vale

Period - From 01/10/2017 to 31/12/2017 Source REIV

#### 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
1	2 Butler Gr WYNDHAM VALE 3024	\$500,000	06/11/2017
2	34 Mayesbrook Rd MANOR LAKES 3024	\$500,000	24/10/2017
3	37 Kinglake Dr MANOR LAKES 3024	\$460,000	23/10/2017

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.