

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

10 Windsor Avenue, 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 &

Median sale price

(*Delete house or unit as applicable)

Median price *House *Unit Suburb
Period - From to Source

Comparable property sales

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
28 Valewood Drive, Wyndham Vale	\$477,500	8 th Nov 2023
8 Rosedale Place, Wyndham Vale	\$527,880	10 th Oct 2023
8 Carrington Close, Wyndham Vale	\$515,000	22 nd Jan 2024

Property data source: Corelogic.com.au. Generated on 2nd February 2024.