

# 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

46 Mount Eagle Way, Wyndham Vale 3024

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$500,000

### Median sale price

Median price

\$525,000

Property type

House

Suburb

Wyndham Vale

Period - From

March 2021

to

May 2021

Source

APM - Pricfinder

### 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 – 34 Ribblesdale Avenue, Wyndham Vale	\$440,000	26/05/2021
2 – 1 Greenhill Crescent, Wyndham Vale	\$480,000	04/03/2021
3 – 2 Brimpton Grove, Wyndham Vale	\$456,000	27/03/2021

This Statement of Information was prepared on: 14/07/2021