

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

36 Mount Eagle Way, Wyndham Vale 3024

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$500,000

Median sale price

Median price

\$521,500

Property type

House

Suburb

Wyndham Vale

Period - From

April 2021

to

June 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:

09/08/2021

Brian Mark
The local agents you can trust