

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

| |
|----------------------------------|
| 1/246 McGrath Road, Wyndham Vale |
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Indicative selling price

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

Single price

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|-----------|
| \$370,000 |
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Median sale price

Median price

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|-----------|
| \$388,500 |
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Property type

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|------|
| Unit |
|------|

Suburb

| |
|--------------|
| Wyndham Vale |
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Period - From

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|--------------|
| January 2021 |
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to

| |
|-----------|
| June 2021 |
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Source

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| APM - Pricfinder |
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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 – 2/17 Westminster Drive, Werribee | \$375,000 | 05/07/2021 |
| 2 – 3/227 Greaves Street, Werribee | \$370,000 | 08/04/2021 |
| 3 – 1/24 Brimpton Grove, Wyndham Vale | \$390,000 | 19/06/2021 |

This Statement of Information was prepared on:

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| 15/09/2021 |
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Brian Mark
The local agents you can trust