

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 60 Feathertop Drive, Wyndham Vale 3024

Indicative selling price

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

Single price

\$470,000

Median sale price

Median price

\$475,000

Property type

House

Suburb

Wyndham Vale

Period - From

March 2020

to

May 2020

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 – 30 Wilton Close, Wyndham Vale | \$436,500 | 28/03/2020 |
| 2 – 38 Mermaid Crescent, Wyndham Vale | \$425,000 | 19/03/2020 |
| 3 – 17 East Gateway, Wyndham Vale | \$475,000 | 02/03/2020 |

This Statement of Information was prepared on:

31/07/2020

Brian Mark
The local agents you can trust