

# 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

Lot 513 Kanangra Street, Mambourin VIC 3024 (Windermere Estate)

### Indicative selling price

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

Single price \$426,550

### Median sale price

Median price \$394,000

\*House X

Suburb or locality Wyndham Vale / Werribee area close to Mambourin

Period - From 1 Sep 2017 to 10 Sep 2018

Source Realestate.com.au

### Comparable property sales

These are the three properties sold within five 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 28 Mermaid Crescent, Wyndham Vale VIC 3024	\$410,000	19 Jul 2018
2 2/8 Carmarthen Close, Werribee VIC 3030	\$410,000	3 July 2018
3 6 Piccadilly Lane, Wyndham Vale VIC 3024	\$417,000	29 Jan 2018

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

