

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address

Indicative selling price

Single price

or range between

&

Median sale price

Median price

*Land

*House

Suburb

Period - From

to

Source

Comparable property sales

These are the properties sold within Two kilometres of the property for sale in the last 6 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

Address of comparable property	Price	Date of sale
1. 20 Bassett Avenue, Wyndham Vale Vic 3024	\$260,000	21/12/2019
2. 14 Spot Avenue, Wyndham Vale Vic 3024	\$257,500	11/03/2020
3. 34 Pear Street Wyndham Vale Vic 3024	\$240,000	11/02/2020