

## Westwood

### Statement of Information

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the Estate Agents Act 1980



#### Property offered for sale

10 Mainsail Drive, WYNDHAM VALE, VIC, 3024

#### Indicative selling price

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

Range between

\$460,000

&

\$500,000

#### Median sale price

Median price

\$445,000

House

X

Suburb

WYNDHAM VALE

Period - From

MAR 2017

to

FEB 2018

Source

CoreLogic

#### 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 MERMAID CRESCENT, WYNDHAM VALE	\$490,000	05/12/2017
2	19 CHARLOTTE CRESCENT, WYNDHAM VALE	\$465,321	17/03/2018
3	40 CHAPMAN DRIVE, WYNDHAM VALE	\$465,000	19/11/2017

Property data source: rpdata.com  
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