

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

35 Flinders Crescent, WYNDHAM VALE, VIC, 3024

Indicative selling price

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

Range between

\$520,000

&

\$560,000

Median sale price

Median price

\$445,000

House

X

Suburb

WYNDHAM VALE

Period - From

APR 2017

to

MAR 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	28 FLINDERS CRESCENT, WYNDHAM VALE	\$642,000	04/03/2018
2	22 LADY PENRHYN DRIVE, WYNDHAM VALE	\$540,000	30/09/2017
3	4 MOONAH COURT, WYNDHAM VALE	\$542,000	17/10/2017

Property data source: rpdata.com
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