



firstnational
REAL ESTATE

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

180 MCGRATH ROAD, WYNDHAM VALE, VIC, 3024

Indicative selling price

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

Range between

\$395,000

&

\$430,000

Median sale price

Median price

\$480,000

House

X

Suburb

WYNDHAM VALE

Period - From

01 NOV 2017

to

31 OCT 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	188 MCGRATH ROAD, WYNDHAM VALE	\$455,000	10/05/2018
2	9 YALTARA DRIVE, WYNDHAM VALE	\$430,000	03/07/2018
3	9 OPALA COURT, WYNDHAM VALE	\$423,000	09/05/2018

Property data source: rpdata.com
Generated on 07 NOV 2018

