



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

262 Ballan Road, WYNDHAM VALE, VIC, 3024

Indicative selling price

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

Range between

\$420,000

&

\$450,000

Median sale price

Median price

\$415,000

House

X

Suburb

WYNDHAM VALE

Period - From

NOV 2016

to

OCT 2017

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	27 WINDSOR AVENUE, WYNDHAM VALE	\$450,000	11/08/2017
2	20 WHITON GROVE, WYNDHAM VALE	\$410,000	14/07/2017
3	1 WINDSOR AVENUE, WYNDHAM VALE	\$430,000	22/07/2017

Property data source: rpdata.com
Generated on 28 NOV 2017