



**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

**14 ROUS STREET, 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

\$445,000

&

\$485,000

## Median sale price

Median price

\$480,000

House

X

Suburb

WYNDHAM VALE

Period - From

01 OCT 2017

to

30 SEP 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	9 ROUS STREET, WYNDHAM VALE	\$472,000	23/05/2018
2	25 CHAMPMAN DRIVE, WYNDHAM VALE	\$484,000	08/08/2018
3	6 CORTLAND STREET, WYNDHAM VALE	\$460,000	04/07/2018