



**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

**60 VAUGHAN CHASE, 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

\$535,000

&

\$575,000

## Median sale price

Median price

\$476,250

House

X

Suburb

WYNDHAM VALE

Period - From

01 DEC 2017

to

30 NOV 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 VAUGHAN CHASE, WYNDHAM VALE	\$580,000	09/10/2018
2	53 MANUKA GROVE, WYNDHAM VALE	\$585,000	15/08/2018
3	52 FLINDERS CRESCENT, WYNDHAM VALE	\$555,052	06/08/2018