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Section 47AF of the Estate Agents Act 1980

## LAND Offered for Sale

39 Millbrook Drive 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 \$320,000 & \$330,000



## Median Sale Price

\$280,000 Lands in Wyndham vale between 01 Sep 2018 - 31 Aug 2019

Source: CoreLogic

## Comparable Property Sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	<p><b>34 Stanmore Crescent Wyndham Vale VIC 3024</b></p>	<p>Sold Price</p>	<p><b>\$293,000</b></p>	<p>Sold Date</p>	<p><b>07-Jun-19</b></p>
	<p>4 bedrooms 2 bathrooms 2 cars</p>			<p>Distance</p>	<p><b>0.33km</b></p>
	<p><b>19 Loganberry Road Manor Lakes VIC 3024</b></p>	<p>Sold Price <sup>RS</sup></p>	<p><b>\$291,000</b></p>	<p>Sold Date</p>	<p><b>29-Aug-19</b></p>
	<p>4 bedrooms 2 bathrooms 2 cars</p>			<p>Distance</p>	<p><b>1.62km</b></p>
	<p><b>38 Cranberry Crescent Manor Lakes VIC 3024</b></p>	<p>Sold Price</p>	<p><b>\$360,000</b></p>	<p>Sold Date</p>	<p><b>17-Apr-19</b></p>
	<p>bedrooms bathrooms cars</p>			<p>Distance</p>	<p><b>1.99km</b></p>

RS = Recent sale      UN = Undisclosed Sale

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