



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 16 Rosella Av, WERRIBEE 3030

House



3 beds



1 baths



2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

## Range \$520,000 - \$550,000

### Median sale price

Median **House** for **WERRIBEE** for period **Feb 2017 - Jan 2018**  
Sourced from **Core IOGIC**.

## \$457,000

### 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 the most comparable to the property for sale.

**11 Magpie Court,**  
Werribee 3030

Price **\$482,000** Sold 05  
December 2017

**241 Shaws Road,**  
Werribee 3030

Price **\$508,200** Sold 03  
February 2018

**14 Nightingale Drive,**  
Werribee 3030

Price **\$570,000** Sold 02  
November 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Core IOGIC.

#### Stockdale & Leggo Werribee

15B 167 Shaws Road,  
Werribee VIC 3030

#### Contact agents



**Jerry Kizer**  
Stockdale & Leggo

03 9974 0033  
0467 888 918

[jerry.kizer@stockdaleleggo.com.au](mailto:jerry.kizer@stockdaleleggo.com.au)

**Stockdale  
& Leggo**