



STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

22 MYRTLE STREET, Werribee, VIC 3030

INDICATIVE SELLING PRICE

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

Range Between \$460,000 & \$490,000

MEDIAN SALE PRICE

Median price \$450,000 | House | Werribee (3030)

Period - From 1 October 2017 to 24 January 2018 | Source - RP Data

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
114 MARKET ROAD, WERRIBEE VIC 3030	\$441,000	19/10/2017
13 WIMMERA COURT, WERRIBEE VIC 3030	\$445,000	21/10/2017
190 WERRIBEE STREET, WERRIBEE VIC 3030	\$441,000	25/11/2017