

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

8A Whipbird Close, Werribee, VIC 3030

INDICATIVE SELLING PRICE

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

Range Between \$350,000 & \$380,000

MEDIAN SALE PRICE

Median price \$300,000 | House | Werribee (3030)

Period - From 28 February 2017 to 11 August 2017 | 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
14 EGAN CL, WERRIBEE VIC 3030	\$380,000	26/07/2017
14 WAVISH CT, WERRIBEE VIC 3030	\$383,000	22/05/2017
13 EGAN CL, WERRIBEE VIC 3030	\$328,000	31/03/2017