



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

10 CONSTANCE STREET, Werribee, VIC 3030

INDICATIVE SELLING PRICE

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

Single Price \$305,000

MEDIAN SALE PRICE

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

Period - From 1 October 2017 to 1 December 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
3 RIPARIAN STREET, WERRIBEE VIC 3030	\$325,000	22/11/2017
13 AZOLLA AVENUE, WERRIBEE VIC 3030	\$326,000	19/10/2017
45 GRANDVISTA BOULEVARD, WERRIBEE VIC 3030	\$270,000	28/02/2018