



## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and postcode

1 Morgan Crescent, Werribee, VIC 3030
---------------------------------------

### Indicative selling price

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

Range between 

\$ 490,000
------------

 & 

\$ 520,000
------------

### Median sale price

Median price 

\$ 415,000
------------

 \*House  \*Unit  Suburb 

Werribee
----------

Period - From 

1/5/2016
----------

 - 

1/5/2017
----------

 Source 

Corelogic RP Data
-------------------

### Comparable property sales (\*Delete A or B below as applicable)

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
1. 12 Kayden Court Werribee VIC 3030	\$ 515,000	03/08/2017
2. 5 Keira Circuit, Werribee, VIC 3030	\$ 520,000	13/07/2017
3. 5 Flourish Way, Werribee, VIC 300	\$ 463,000	22/07/2017