



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

7 Muscovy way, Werribee, VIC 3030

INDICATIVE SELLING PRICE

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

Single Price \$584,900

MEDIAN SALE PRICE

Median price \$500,000 | House | Werribee (3030)

Period - From 1 June 2017 to 21 June 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
17 TREEVE PARKWAY, WERRIBEE VIC 3030	\$687,000	23/04/2018
3 COORONG WALK, WERRIBEE VIC 3030	\$600,000	21/06/2018
21 JINDALEE WAY, WERRIBEE VIC 3030	\$620,000	21/05/2018