
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 | 8 Berrigan Court, Werribee VIC 3030 |
|---|-------------------------------------|

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | | | |
|--------------|----|------------------|-----------|---|-----------|
| Single price | \$ | or range between | \$445,000 | & | \$465,000 |
|--------------|----|------------------|-----------|---|-----------|

Median sale price

| | | | | | | | |
|---------------|-----------|--------|-------------------------------------|--------|--------------------------|--------|----------|
| Median price | \$495,000 | *House | <input checked="" type="checkbox"/> | *Unit | <input type="checkbox"/> | Suburb | WERRIBEE |
| Period - From | Dec 2018 | to | May 2019 | Source | Corelogic.com.au | | |

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

A* 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 4 Tumut Court, Werribee | \$430,000 | 8/12/2018 |
| 2 46 Purchas St, Werribee | \$459,100 | 7/5/2019 |
| 3 7 Petrel Court, Werribee | \$455,000 | 8/2/2019 |

Property data source: REIV propertydata.com.au. Generated on 29/05/19.