
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

5 Howitt Court, Werribee VIC 3030

Indicative selling price

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

Single price \$ or range between \$565,000 \$585,000

Median sale price

(*Delete house or unit as applicable)

Median price \$503,000 *House X *Unit Suburb Werribee

Period - From JULY 2018 to JAN 2019 Source CORELOGIC.COM.AU

Comparable property sales

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
10 College Road, Werribee	\$570,000	20 Nov 2018
15 Melanie Drive, Werribee	\$565,000	10 Oct 2018
11 Yankos Drive, Werribee	\$625,500	1 Sept 2018

Property data source: Corelogic.com.au. Generated on 25th February 2019