



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

10 Settler Court,  
WERRIBEE 3030

House

3 beds

2 baths

2 parking

### Indicative selling price

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

**Range \$500,000 - \$530,000**

### Median sale price

Median **House** for **WERRIBEE** for period **Apr 2018 - Mar 2019**

Sourced from **Pricefinder**.

**\$505,000**

### 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 the most comparable to the property for sale.

**12 Berrigan Court,**  
Werribee 3030

**Price \$501,500** Sold 19  
October 2018

**3 Magnolia Court,**  
Werribee 3030

**Price \$515,000** Sold 19  
November 2018

**96 Rosella Avenue,**  
Werribee 3030

**Price \$515,000** Sold 30  
October 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### 361 Degrees Real Estate

86 Watton Street,  
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### Contact agents



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