

# 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 3 / 14 Mortimer Street, Werribee 3030

### Indicative selling price

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

Single price \$319,999\* or range between \$\* & \$

### Median sale price

(\*Delete house or unit as applicable)

Median price \$352,000 \*House ☐ \*Unit ☒ Suburb Werribee  
Period - From July 2017 to Sept 2017 Source APM - Pricfinder

### 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 – 6 / 14 Manly Street, Werribee	\$320,000	21/07/2017
2 – 2 / 13 Deutgam Street, Werribee	\$350,000	26/10/2017
3 – 2 / 288 Greaves Street, Werribee	\$320,000	17/07/2017

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Brian Mark

The local agents you can trust