

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 1 Pelican Place, 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 \$520,000 & \$560,000

Median sale price

Median price \$600,000 *House ☒ *Unit ☐ Suburb Werribee
Period - From 01 Jan 2022 to 30 June 2022 Source Corelogic

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 Sibley Street, Werribee VIC 3030 | \$545,000 | 07-Jul-22 |
| 9 Cobbler Street, Werribee VIC 3030 | \$535,000 | 01-Mar-22 |
| 10 Malleehen Street, Werribee VIC 3030 | \$520,000 | 22-Jul-22 |

Property data source: REIV propertydata.com.au. Generated on 27th July 2022