

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 12 Wolomina Crescent, Werribee

### 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 or range between \$455,000 & \$475,000

### Median sale price

Median price \$492,000 Property type House Suburb Werribee

Period - From April to September Source Core Logic

### 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 Morialta Circuit, Werribee	\$437,000	30.08.2019
26 Attunga Grove, Werribee	\$482,500	26.06.2019
14 Stableford Street, Werribee	\$475,000	29.05.2019

This Statement of Information was prepared on: November 2019