

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 / 50 Mortimer Street, Werribee

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 \$400,000 & \$430,000

Median sale price

(*Delete house or unit as applicable)

Median price \$385,000 *House ☐ *Unit ☒ Suburb Werribee
Period - From 9th Jul 2019 to 9th Oct 2019 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
1 / 35 Parker Street, Werribee	\$410,000	27 th April 2019
2 / 84 Conquest Drive, Werribee	\$390,000	2 nd June 2019
2 / 56 Russell Street, Werribee	\$375,000	14 th Jun 2019

Property data source: Corelogic.com.au. Generated on 9th October 2019.