

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 70 Silvereys Crescent, 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 \$549,000 & \$599,000

Median sale price

Median price \$605,000 *House X *Unit Suburb Werribee
Period - From 01 Mar 2022 to 30 Sep 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
60 SONGLARK CRESCENT WERRIBEE VIC 3030	\$550,000	30-Jun-22
21 SONGLARK CRESCENT WERRIBEE VIC 3030	\$584,999	16-Jun-22
103 SONGLARK CRESCENT WERRIBEE VIC 3030	\$571,800	29-July-22

Property data source: REIV propertydata.com.au. Generated on 31st October 2022