

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

1 Barwon Court, 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 \$425,000 & \$465,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$417,400

*House

X

*Unit

Suburb

WERRIBEE

Period - From

MAY 17

to

JUNE 17

Source

CORELOGIC.COM.AU

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. 58 Shaws Road, Werribee	\$438,808	7 APR 2017
2. 3 Maribyrnong Court, Werribee	\$425,000	11 FEB 2017
3. 12 Serpentine Court, Werribee	\$462,000	20 MAY 2017

Property data source: Corelogic.com.au. Generated on 4 July 2017.