

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 18 Myrtle Street WERRIBEE Victoria, 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 \$410,000 & \$440,000

Median sale price

(*Delete house or unit as applicable)

Median price \$496,750

*House X

*Land

Suburb Werribee

Period - From Oct 2019 to Feb 2020

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. 19 Willow Street Werribee Vic 3030	\$440,000	24 Dec 2019
2. 13 Willow Street Werribee Vic 3030	\$439,100	12 Nov 2019
3. 12 Deborah Street Werribee Vic 3030	\$426,000	19 Oct 2019

Property data source: Corelogic.com.au. Generated on 15th Feb 2020