

# 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 7 Canterbury Place, 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 \$539,000 & \$559,000

### Median sale price

Median price \$492,500 Property type House Suburb Werribee

Period - From June 2019 to November 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
9 Byron Court, Werribee	\$595,000	30 <sup>th</sup> July 2019
14 Byron Court, Werribee	\$575,000	4 <sup>th</sup> October 2019
26 Greenwood Street	\$505,000	25 <sup>th</sup> September 2019

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: November 2019