
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 11 Quartok Avenue, 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 \$435,000 \$465,000

Median sale price

(*Delete house or unit as applicable)

Median price \$495,000 *House X *Unit Suburb Werribee

Period - From APRIL 2018 to SEPT 2018 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
3 Derwent Road, Werribee	\$450,000	5 June 2018
3 Murchison Court, Werribee	\$470,000	20 August 2018
26 Tamarind Crescent, Werribee	\$445,000	7 July 2018

Property data source: Corelogic.com.au. Generated on 29th Sept 2018.