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**STATEMENT OF INFORMATION**

Single residential property located  
in the Melbourne metropolitan area.

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**Sections 47AF of the *Estate Agents Act 1980***

**Property offered for sale**

Address  
Including suburb and  
postcode

3 Gellibrand Street, Werribee VIC 3030

**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  &

**Median sale price**

(\*Delete house or unit as applicable)

Median price  \*House ☒ \*Unit ☐ Suburb   
Period - From  to  Source

**Comparable property sales**

B\* The estate agent believes there have been less than 3 comparable properties sold within 2km of this property over the last 6 months.

Property data source: Corelogic.com.au. Generated on 23<sup>rd</sup> August 2022.