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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

4 Warbler Court, 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 \$490,000 \$520,000

**Median sale price**

(\*Delete house or unit as applicable)

Median price \$500,000

\*House

X

\*Unit

Suburb

Werribee

Period - From Oct 2018

to

Mar 2019

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
4 Bellbird Court, Werribee	\$555,000	12 <sup>th</sup> March 2019
8 Stilt Court, Werribee	\$500,000	16th May 2019
4 Koel Place, Werribee	\$530,000	1st May 2019

Property data source: Corelogic.com.au. Generated on 23<sup>rd</sup> May 2019.