

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 6 Florence Court, Werribee 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 \$685,000 & \$750,000

Median sale price

(*Delete house or unit as applicable)

Median price \$492,500 *House X *Land Suburb Werribee
Period - From Oct 19 to March 20 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. 11 Trinca Court Werribee VIC 3030 | \$751,500 | 29-Jan-20 |
| 2. 20 Salisbury Street Werribee VIC 3030 | \$800,000 | 11-Oct-19 |
| 3. 12 Simon Court Werribee VIC 3030 | \$804,000 | 23-Oct-19 |

Property data source: Corelogic.com.au. Generated on 25th March 2020