

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 14 Tamarind Crescent, Werribee VIC 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 \$440,000 \$470,000

Median sale price

(*Delete house or unit as applicable)

Median price \$500,000 *House ☒ *Unit ☐ Suburb Werribee

Period - From July 2019 to Jan 2020 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
40 Rosella Avenue, Werribee	\$442,000	7 th Oct 2019
34 Sanderling street, Werribee	\$470,000	18 th Sep 2019
6 Poinciana court, Werribee	\$440,000	16 th Sep 2019

Property data source: Corelogic.com.au. Generated on 15th January 2020.