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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 37 Karinya Close, 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 \$405,000 \$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$495,000 \*House ☒ \*Unit ☐ Suburb Werribee  
Period - From MAY 2018 to NOV 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 Alec Court, Tarneit	\$450,000	7th Nov 2018
80 Latham Street, Werribee	\$430,000	4 <sup>th</sup> March 2019
20 Amazon Place, Werribee	\$450,000	2 <sup>nd</sup> April 2019

Property data source: Corelogic.com.au. Generated on 7<sup>th</sup> May 2019.