

## 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 27 Quarbing Street, 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 \$550,000 & \$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$620,000 \*House ☒ \*Unit ☐ Suburb Werribee  
Period - From June 2022 to Dec 2022 Source REIV

### 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
176 Werribee Street North, Werribee	\$591,000	14 <sup>th</sup> July 2022
2 Vaina Street, Werribee	\$599,000	14 <sup>th</sup> Sep 2022
194 Werribee Street North, Werribee	\$565,000	19 <sup>th</sup> Sep 2022

Property data source: Corelogic.com.au. Generated on 2<sup>nd</sup> Dec 2022.