

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 2 / 2 Yalonga Avenue, Werribee

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 \$390,000 & \$410,000

Median sale price

(*Delete house or unit as applicable)

Median price \$370,000 *House ☐ *Unit ☒ Suburb WERRIBEE
Period - From 16th April 2018 to 16th July 2018 Source CORE LOGIC

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
1A Kevington Street, Werribee	\$385,000	1 st April 2018
2 / 4 Tambo Court, Werribee	\$430,000	21 st May 2018
29 Ruby Place, Werribee	\$440,000	7 th July 2018

Property data source: Corelogic.com.au. Generated on 13th August 2018.