

## 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 51 Abbeygate Drive, 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 \$499,000 & \$519,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$610,000 \*House ☒ \*Unit ☐ Suburb Werribee  
Period - From June 2022 to November 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
27 Abbeygate Drive, Werribee	\$558,000	27 June 2022
9 Chancellor Avenue, Werribee	\$540,000	29 July 2022
2 Colchester Drive, Werribee	\$555,000	18 June 2022

Property data source: Corelogic.com.au. Generated on 23 November 2022.