

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 17 Duke Street, 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 \$480,000 \$520,000

Median sale price

(*Delete house or unit as applicable)

Median price \$440,000

*House X

*Unit

Suburb Werribee

Period - From MARCH 2017 to AUGUST 2017

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
34 Ballan Road, Werribee	\$483,000	11 AUG 2017
2 Eldan Drive, Werribee	\$520,000	29 JULY 2017
28 Purchas Street, Werribee	\$482,000	29 JULY 2017

Property data source: Corelogic.com.au. Generated on 29th August 2017.