

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	4 PITTA CLOSE, WERRIBEE VIC 3030
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$420,000	&	\$460,000
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Median sale price

Median price	\$505,000	Property type	HOUSE	Suburb	WERRIBEE
Period - From	01/10/2018	to	30/09/2019	Source	PRICEFINDER

Comparable property sales

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
1 4 WARBLER CL, WERRIBEE VIC 3030	\$495,000	03/09/2019
2 12 DOBELL CRES, WERRIBEE VIC 3030	\$502,500	01/08/2019
3 8 BERRIGAN CRT, WERRIBEE VIC 3030	\$460,000	10/06/2019

This Statement of Information was prepared on: 2/12/2019 3:15PM