

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 | 5 The Old Ford, Werribee, VIC 3030 |

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

|             |             |   |             |
|-------------|-------------|---|-------------|
| Price Range | \$1,530,000 | & | \$1,570,000 |
|-------------|-------------|---|-------------|

Median sale price

|               |            |               |            |        |                 |
|---------------|------------|---------------|------------|--------|-----------------|
| Median price  | \$605,000  | Property Type | House      | Suburb | Werribee (3030) |
| Period - From | 01/05/2023 | to            | 30/04/2024 | Source | Corelogic       |

Comparable property sales

B The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

|                                                |            |
|------------------------------------------------|------------|
| This Statement of Information was prepared on: | 30/07/2024 |
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