

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 39 Flemington Crescent, Werribee 3030

Indicative selling price

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

Single price \$400,000

Median sale price

Median price \$500,000

Property type House

Suburb Werribee

Period - From May 2019

to

July 2019

Source APM - 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 – 45 Flemington Crescent, Werribee	\$500,000	04/07/2019
2 – 15 Briardale Drive, Werribee	\$480,100	27/03/2019
3 – 5 Carmarthen Close, Werribee	\$432,500	20/08/2019

This Statement of Information was prepared on: 16/09/2019

Brian Mark
The local agents you can trust