



Single residential property located
in the Melbourne Metropolitan area.

**Sections 47AF of the
Estate Agents Act 1980**

Property offered for sale

23 THAMES BOULEVARD, WERRIBEE, VIC, 3030

Indicative selling price

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

Range between &

Median sale price

Median price House Suburb
Period - From to Source

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	15 PURCHAS STREET, WERRIBEE	\$465,000	15/08/2018
2	51 PURCHAS STREET, WERRIBEE	\$455,000	05/05/2018
3	13 TIBER CLOSE, WERRIBEE	\$445,000	09/06/2018