

## 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 Diamond Drive, Werribee

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$ or range between \$540,000 & \$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$445,000 \*House ☒ \*Unit ☐ Suburb Werribee  
Period - From Feb 2017 to Jul 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
1- 21 Tarragon Drive, Tarneit	\$570,000	03 Jul 2017
2- 5 Diana Drive, Werribee	\$565,000	15 Aug 2017
3- 312 Tarneit Road, Werribee	\$546,000	22 May 2017

Property data source: Corelogic.com.au. Generated on 13<sup>th</sup> November 2017