

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 10 Fiona Court, Werribee

Indicative selling price

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

Single price or range between \$495,000 & \$535,000

Median sale price

(*Delete house or unit as applicable)

Median price \$655,000 *House *Unit Suburb WERRIBEE

Period - From July 2024 to Dec 2024 Source REIV

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
37 Ruby Place, Werribee	\$487,000	11 th July 2024
18 Ventosa Way, Werribee	\$510,000	4 th Sep 2024
64b Swan Street, Werribee	\$500,000	22 nd Aug 2024

Property data source: Corelogic.com.au. Generated on 17th December 2024.