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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

5 Harrier Street Werribee VIC 3030

3 1 2

Indicative Selling Price

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

Range between \$380,000 & \$400,000

Median Sale Price

\$500,000 Houses in Werribee between 01 Apr 2018 - 31 Mar 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



30 Nightingale Drive Werribee VIC 3030 Sold Price **\$375,000** Sold Date **09-Feb-19**
 3 1 2 Distance **0.37km**



12 Poinciana Court Werribee VIC 3030 Sold Price **\$420,000** Sold Date **18-Dec-18**
 3 1 2 Distance **1.08km**



143 Rosella Avenue Werribee VIC 3030 Sold Price ^{RS} **\$415,000** ^{UN} Sold Date **18-Feb-19**
 3 1 2 Distance **1.19km**

RS = Recent sale UN = Undisclosed Sale

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