

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

4 Sherrin 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 \$420,000 & \$460,000

Median sale price

(*Delete house or unit as applicable)

Median price \$461.250

*House

X

*Unit

Suburb Werribee

Period - From April to August

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- 15 Bittern Court, Werribee	\$445,000	15/02/2017
2- 5 Giles Court, Werribee	\$460,000	18/02/2017
3- 5 Upton Court, Werribee	\$420,000	22/02/2017

Property data source: Corelogic.com.au. Generated on 14th August 2017.