

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 9 Walwa Place, Werribee, Victoria 3030

Indicative selling price

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

Single price \$ or range between \$520,000 & \$550,000

Median sale price

(*Delete house or unit as applicable)

Median price \$495,000 *House x *Unit Suburb Werribee
Period - From June 2019 to Dec 2019 Source Corelogic.com.au

Comparable property sales (*Delete A or B below as applicable)

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. 22 Carter Avenue Werribee VIC 3030	\$610,000	16 th Nov 2019
2. 7 Collins Street Werribee VIC 3030	\$535,500	16 th Sep 2019
3. 4 Rubicon Place Werribee VIC 3030	\$ 545,000	9 th Jun 2019

Property data source: REIV propertydata.com.au. Generated on 2nd December 2019.