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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 12 Bemboka Court, 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 \$399,000 \$429,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$500,000 \*House ☒ \*Unit ☐ Suburb Werribee

Period - From DEC 2018 to MAY 2019 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
283 Greaves Street North, Werribee	\$400,000	15 MAR 2019
38 Golden Avenue, Werribee	\$410,000	10 APR 2019
6 Bemboka Court, Werribee	\$420,000	26 FEB 2019

Property data source: Corelogic.com.au. Generated on 15<sup>th</sup> May 2019.