

# 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

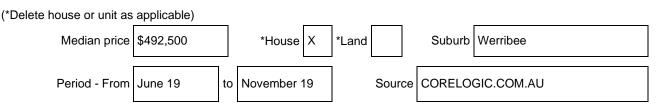
nd 6 Denise Court, Werribee VIC 3030

# Indicative selling price

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



### Median sale price



### **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. 6 Terrabulla Court, Werribee VIC 3030	\$470,000	10 July 2019
2. 61 Rowes Road, Werribee VIC 3030	\$472,000	30 <sup>TH</sup> Oct 2019
3. 4 Riverglen Drive, Werribee VIC 3030	\$491,555	4 <sup>⊤H</sup> July 2019

Property data source: Corelogic.com.au. Generated on 19th November 2019