



Statement of Information

Sections 47AF of the Estate Agents Act 1980

1 Egret Court, WERRIBEE 3030

House



3 beds



2 baths



2 parking

Indicative selling price

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

**Range from \$450,000 -
\$480,000**

Median sale price

Median **House** for **WERRIBEE** for period **Oct 2016 - Sep 2017**

Sourced from **CoreLogic**.

\$420,000

Comparable property sales

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 the most comparable to the property for sale.

7 Cassowary Avenue, Price **\$452,000** Sold 07 April 2017
Werribee 3030

6 Cassowary Avenue, Price **\$505,000** Sold 10 July 2017
Werribee 3030

58 Songlark Crescent, Price **\$455,000** Sold 05 August 2017
Werribee 3030

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from CoreLogic.

Contact agents

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