

## 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 86 Flemington Crescent, 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 \$480,000 & \$499,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$515,000 \*House ☒ \*Unit ☐ Suburb WERRIBEE  
Period - From 1<sup>st</sup> May 2018 to 1<sup>st</sup> Oct 2018 Source CORE LOGIC

### 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
11 Gayness Court, Werribee	\$495,000	9 <sup>th</sup> June 2018
12 Flemington Crescent, Werribee	\$505,000	9 <sup>th</sup> Aug 2018
51 Cambridge Crescent, Werribee	\$505,000	8 <sup>th</sup> July 2018

Property data source: Corelogic.com.au. Generated on 25<sup>th</sup> October 2018.