

# 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 11 Tiber Close, Werribee 3030

### 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 \$479,999\* or range between \$\* & \$

### Median sale price

(\*Delete house or unit as applicable)

Median price \$525,000 \*House ☒ \*Unit ☐ Suburb Werribee  
Period - From May 2018 to July 2018 Source APM - Pricefinder

### 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 – 102 Thames Boulevard, Werribee	\$592,000	15/08/2018
2 – 3 Diamond Drive, Werribee	\$510,000	14/08/2018
3 – 18 Amazon Place, Werribee	\$487,000	18/07/2018

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.