
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

7 Avoca Court, Werribee

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

Single price \$ or range between \$370,000 \$405,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$420,000

*House

X

*Unit

Suburb

Werribee

Period - From

APRIL 2017

to

SEPTEMBER 2017

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
46 Hooker Road, Werribee	\$376,000	24 MAR 2017
4 Blueberry Court, Werribee	\$385,000	15 MAY 2017
28 Purchas Street, Werribee	\$380,000	28 APRIL 2017

Property data source: Corelogic.com.au. Generated on 19th September 2017.