

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 4 Yutika Street, Werribee

Indicative selling price

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

Single price \$ or range between \$490,000 \$530,000

Median sale price

(*Delete house or unit as applicable)

Median price \$490,000 *House X *Unit Suburb Werribee

Period - From MAY 2018 to OCT 2018 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
43 Gateau Drive, Werribee	\$500,000	8 MAY 2018
36 Fairhall Avenue, Werribee	\$547,500	20 JULY 2018
28 Attunga Grove, Werribee	\$555,000	7 MAY 2018

Property data source: Corelogic.com.au. Generated on 17th OCT 2018.