

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 12 Kayden Court, WERRIBEE Victoria 3030

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 \$635,000 & \$675,000

Median sale price

(*Delete house or unit as applicable)

Median price \$499,000 *House x *Land Suburb Werribee
Period - From April 2019 to Sept 2019 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
1. 23 Kayden Court, Werribee	\$720,000.00	05/09/2019
2. 118 Tower Road, Werribee	\$680,500.00	06/07/2019
3. 4 Charter Road, Werribee	\$740,000.00	13/06/2019

Property data source: Corelogic.com.au. Generated on 18th September 2019