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**STATEMENT OF INFORMATION****Single residential property located  
in the Melbourne metropolitan area.**

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**Sections 47AF of the *Estate Agents Act 1980*****Property offered for sale**

Address Including suburb and postcode	31 Retford Close, Werribee
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**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	\$530,000	&	\$550,000
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**Median sale price**

(\*Delete house or unit as applicable)

Median price	\$590,000	*House	<input checked="" type="checkbox"/>	*Unit	<input type="checkbox"/>	Suburb	Werribee
Period - From	Nov 2021	to	May 2022	Source	REIV		

**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
12 Mirabella Close, Werribee	\$530,000	12 <sup>th</sup> Mar 2022
10 Ganges Court, Werribee	\$551,000	1 <sup>st</sup> Dec 2021
30 Prospect Drive, Tarneit	\$540,000	30 <sup>th</sup> Jan 2022

Property data source: Corelogic.com.au. Generated on 26 May 2022.