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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<br>Including suburb and<br>postcode | 12 Fiona Court, Werribee |
|---------------------------------------------|--------------------------|

**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 | \$349,000 | & | \$380,000 |
|--------------|----|------------------|-----------|---|-----------|

**Median sale price**

(\*Delete house or unit as applicable)

|               |           |        |                                     |        |                          |        |          |
|---------------|-----------|--------|-------------------------------------|--------|--------------------------|--------|----------|
| Median price  | \$332,000 | *House | <input checked="" type="checkbox"/> | *Unit  | <input type="checkbox"/> | Suburb | Werribee |
| Period - From | Sep 2016  | to     | Sep 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 |
|------------------------------------|-----------|--------------|
| 1- 4 Lark Court, Werribee          | \$359,000 | 15 JUN 17    |
| 2- 11 Riverglen Drive, Werribee    | \$340,000 | 28 MAR 17    |
| 3- 19/18-20 Glen Street., Werribee | \$359,600 | 04 SEP 17    |

Property data source: Corelogic.com.au. Generated on 22/09/2017.