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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

20 Attunga Grove, Werribee VIC 3030

**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 \$585,000 & \$610,000

**Median sale price**

Median price \$495,000 \*House ☒ \*Unit ☐ Suburb Werribee

Period - From MAY2018 to NOVEMBER 2018 Source Corelogic.com.au

**Comparable property sales** (\*Delete A or B below as applicable)

**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 98 Treeve Parkway, Werribee	\$574,900	31/07/2018
2 7 Muscovy Way, Werribee	\$584,900	2/08/2018
3 61 Aldridge Road, Wyndham Vale	\$575,000	26/10/2018

Property data source: REIV [propertydata.com.au](http://propertydata.com.au). Generated on 21 January 2019.