

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 3 Abundant Street, Werribee VIC 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 \$579,000 & \$609,000

Median sale price

Median price \$495,000 *House ☒ *Unit ☐ Suburb WERRIBEE
Period - From MAY 2018 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 46 Timbarra Grove, Werribee	\$ 579,000	20/10/2018
2 13 Focal Road, Werribee	\$ 585,000	15/09/2018
3 13 Maygrand Avenue, Werribee	\$ 620,000	31/07/2018

OR

Property data source: REIV propertydata.com.au. Generated on 23rd January 2019.