#### STATEMENT OF INFORMATION Prepared on 22 May 2018

Sold Date 19-Feb-18



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# **UNIT Offered for Sale**

4/9 Rivercoast Road Werribee South VIC 3030

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### **Indicative Selling Price**

For the meaning of this price see consumer.vic.gov.au/underquoting

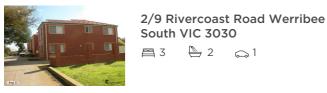
Range between \$430,000 & \$470,000

### **Median Sale Price**

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

# **Comparable Property Sales**

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



South VIC 3030 ☐ 3 ⓑ 2 ⇔ 1			Distance	0.01km
2/18 Chandler Street Werribee South VIC 3030 ☐ 3 ⓑ 2 ♀ 2	Sold Price	\$480,000	Sold Date Distance	24-Oct-17 0.32km
1/23-25 Finch Road Werribee South VIC 3030 $\implies 3 \implies 1 \implies 2$	Sold Price	\$497,500	Sold Date Distance	06-Jan-18 0.5km

Sold Price

\$440,000

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