



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 3 Lyrebird Court, WERRIBEE 3030

Indicative selling price

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

Range \$485,000 - \$499,000

Median sale price

Median **House** for **WERRIBEE** for period **Aug 2019 - Oct 2019**

Sourced from www.realestate.com.au.

\$496,500

Comparable property sales

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 the most comparable to the property for sale.

5 Egan Close,
Werribee 3030

Price **\$525,000** Sold 08 July
2019

7 Whimbrel Court,
Werribee 3030

Price **\$542,000** Sold 10
March 2019

363 Heaths Road,
Werribee 3030

Price **\$525,000** Sold 15 May
2019

This Statement of Information was prepared on 13th Dec 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from www.realestate.com.au.

House

3 beds

2 baths

2 parking

First National Lakra

Shop 427/8 Main Street,
Point Cook VIC 3030

Contact agents



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