

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 1/20 Rosella Avenue, Werribee

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 \$319,000 & \$339,000

Median sale price

(*Delete house or unit as applicable)

Median price \$307,250 *House ☐ *Unit ☒ Suburb WERRIBEE
Period - From 03/11/2016 to 03/05/2017 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 1/29 Rutman Close, Werribee	\$340,000	22/04/2017
2 10/139 Tarneit Road, Werribee	\$325,000	30/11/2016
3 1/10 Bailey Street, Werribee	\$340,000	27/02/2017

Property data source: Corelogic.com.au. Generated on 03 May 2017.