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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

2 Howitt Court, Werribee

**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 \$499,000 \$545,000

**Median sale price**

(\*Delete house or unit as applicable)

Median price

\$495,000

\*House

X

\*Unit

Suburb

Werribee

Period - From

MAY 2018

to

NOV 2018

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
15 Lauraville Avenue, Werribee	\$483,000	11 Sept 2018
17 Melita Avenue, Werribee	\$558,000	1 Nov 2018
3 Nantilla Crescent, Werribee	\$492,500	18 Aug 2018

Property data source: Corelogic.com.au. Generated on 19<sup>th</sup> November 2018.