

## 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 14 Macadamia Grove, 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 \$500,000 \$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$490,000 \*House X \*Unit Suburb Werribee

Period - From MAR 2018 to AUG 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 |
|--------------------------------|-----------|--------------|
| 8 Berrigan Court, Werribee     | \$505,000 | 12 MAY 2018  |
| 32 Margaret Street, Werribee   | \$520,000 | 22 MAR 2018  |
| 12 Carissa Circuit, Werribee   | \$565,000 | 20 JUN 2018  |

Property data source: Corelogic.com.au. Generated on 2<sup>nd</sup> August 2018.