
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

22 Pigeon Street, 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 \$475,000 \$515,000

Median sale price

(*Delete house or unit as applicable)

Median price \$500,000 *House ☒ *Unit ☐ Suburb Werribee

Period - From FEB 2018 to JUL 2019 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
337 Heaths Road, Werribee	\$480,000	13th Apr 2019
6 Owen Court, Werribee	\$475,000	2nd May 2019
4 Shoalhaven Street, Werribee	\$487,000	24th Feb 2019

Property data source: Corelogic.com.au. Generated on 9th July 2019.