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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

25 Wattle Avenue, 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 \$600,000 & \$660,000

**Median sale price**

(\*Delete house or unit as applicable)

Median price \$520,000 \*House ☒ \*Unit ☐ Suburb Werribee

Period - From October 2016 to October 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- 31 Austin Street, Werribee  | \$646,500 | 18/04/17     |
| 2- 5 Simon Court, Werribee     | \$650,000 | 12/04/17     |
| 3- 117 Wattle Avenue, Werribee | \$610,000 | 27/05/17     |

Property data source: Corelogic.com.au. Generated on 7/7/2017.