

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sa	е
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Toporty official for said								
Including suburb	dress 465 Dui o and code	ncans Road, Werrib	pee South Vic 3030					
ndicative sellin	g price							
or the meaning of	this price see	e consumer.vic.gov.	.au/underquoting	_				
Range between	\$600,000	&	\$660,000					
Median sale prid	e:e							
Median price		House	Unit	Suburb Werribee South				
Period - From		to	Source RI	EIV				

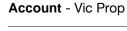
Comparable property sales (*Delete A or B below as applicable)

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	69 John St WERRIBEE 3030	\$640,000	20/04/2017
2	19 Jacqueline Cl WERRIBEE 3030	\$637,500	08/04/2017
3	117 Wattle Av WERRIBEE 3030	\$610,000	13/06/2017

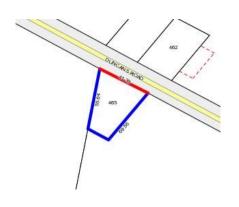
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.









Rooms:

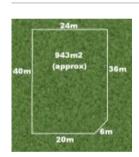
Property Type: House (Previously

Occupied - Detached) Land Size: 1500 sqm approx

Agent Comments

Indicative Selling Price \$600,000 - \$660,000

Comparable Properties



69 John St WERRIBEE 3030 (VG)





Price: \$640,000 Method: Sale Date: 20/04/2017

Rooms: -

Property Type: House (Res) Land Size: 943 sqm approx **Agent Comments**

19 Jacqueline CI WERRIBEE 3030 (VG)







Price: \$637,500 Method: Sale Date: 08/04/2017

Rooms: -

Property Type: House (Res) Land Size: 860 sqm approx

Agent Comments



117 Wattle Av WERRIBEE 3030 (REI)





Price: \$610,000 Method: Private Sale Date: 13/06/2017

Rooms: 6

Property Type: House Land Size: 762 sqm approx **Agent Comments**

Account - Vic Prop





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