

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 31 Egan Close, 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 \$410,000 or range between &

Median sale price

(*Delete house or unit as applicable)

Median price \$400,000 *House ☒ *Unit ☐ Suburb Werribee
Period - From March 2017 to July 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
22 Fisher Court, Werribee	\$410,000	2 nd June 2017
14 Egan Close, Werribee	\$380,000	26 th July 2017
66 Songlark Crescent, Werribee	\$420,000	17 th July 2017

Property data source: Corelogic.com.au. Generated on 24th October 2017