

## 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

8 Bemm Court, 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

\$540,000

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$503,000

\*House

X

\*Unit

Suburb

Werribee

Period - From

SEP 2018

to

FEB 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
8 Park View Court, Werribee	\$558,000	15 DEC 2018
7 Stewart Drive, Werribee	\$561,000	19 NOV 2018
5 Canterbury Place, Werribee	\$575,000	20 DEC 2018

Property data source: Corelogic.com.au. Generated on 26th FEB 2019.