
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	69 Flemington Crescent, Werribee
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Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price		or range between	\$400,000	&	\$440,000
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Median sale price

(*Delete house or unit as applicable)

Median price	\$400,000	*House	☒	*Unit	☐	Suburb	Werribee
Period - From	January 2017	to	June 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 5 Flemington Crescent, Werribee	\$410,000	13/04/2017
2 7 Briardale Drive, Werribee	\$420,000	19/05/2017
3 8 Bemboka Court, Werribee	\$440,000	20/05/2017

Property data source: Corelogic.com.au. Generated on 23 June 2017.