

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

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between &

Median sale price

(*Delete house or unit as applicable)

Median price *House *Land Suburb
Period - From to Source

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. 2 League Street, Werribee	\$625,000	8 th Jan 2025
2. 5 Assembly Street, Werribee	\$548,000	8 th Oct 2024
3. 17 Pillinger Walk, Werribee	\$557,000	30 th Jan 2025

Property data source: Corelogic.com.au. Generated on 5th March 2025