

---

**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

6 Mekong close, 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 \$415,000 &amp; \$445,000

**Median sale price**

(\*Delete house or unit as applicable)

Median price \$499,750

\*House x

\*Unit

Suburb

Werribee

Period - From MAR 2019

to SEP 2019

Source REIV propertydata.com.au

**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. 50 Purchas Street, Werribee | \$438,000  | 25 <sup>th</sup> May 2019  |
| 2. 16 Rhine Street, Werribee   | \$425,000  | 18 <sup>th</sup> May 2019  |
| 3. 3 Trent Close, Werribee     | \$ 427,000 | 5 <sup>th</sup> April 2019 |

Property data source: REIV propertydata.com.au. Generated on 3<sup>th</sup> September 2019.