Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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13 PRINCES HIGHWAY WERRIBEE VIC 3030						
e see consumer.vi	c.gov.aı	u/underquoting (*Delete singl	e price	e or range a	s applicable)
		or range \$1,550,		000	&	\$1,700,000
pplicable)						
\$600,000	Property type Hou		House		Suburb	Werribee
01 Sep 2022	to	to 31 Aug 2023 So		ource	Corelogic	
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 6 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						
	e see consumer.vie pplicable) \$600,000 01 Sep 2022 sales (*Delete A	e see consumer.vic.gov.au pplicable) \$600,000 Prop 01 Sep 2022 to sales (*Delete A or B to properties sold within two- nt's representative conside	e see consumer.vic.gov.au/underquoting (or range between pplicable) \$600,000 Property type 01 Sep 2022 to 31 Aug 2023 sales (*Delete A or B below as appleating the properties sold within two kilometres of the oft's representative considers to be most co	e see consumer.vic.gov.au/underquoting (*Delete single or range between \$1,550,000) pplicable) \$600,000 Property type House 01 Sep 2022 to 31 Aug 2023 Scales (*Delete A or B below as applicable) properties sold within two kilometres of the property for ht's representative considers to be most comparable to	e see consumer.vic.gov.au/underquoting (*Delete single price or range between \$1,550,000 pplicable) 13 PRINCES HIGHWAY WERRIBEE VIC 3030 14 Property type or range between \$1,550,000 15 Property type or range between \$1,550,000 16 Property type or range between \$1,550,000 17 Sep 2022 to 31 Aug 2023 Source sales (*Delete A or B below as applicable) 18 Properties sold within two kilometres of the property for sale in the property for sale	e see consumer.vic.gov.au/underquoting (*Delete single price or range a or range between \$1,550,000 & pplicable) \$600,000 Property type House Suburb 01 Sep 2022 to 31 Aug 2023 Source sales (*Delete A or B below as applicable) properties sold within two kilometres of the property for sale in the last 6-nt's representative considers to be most comparable to the property for sale

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were

sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 21 September 2023



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