

## 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 42 Centenary Crescent, 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 \$410,000 & \$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$400,000 \*House ☒ \*Unit ☐ Suburb Werribee  
Period - From March 2017 to July 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- 1 Golden Avenue, Werribee	\$424,000	18/02/2017
2- 21 Stewart Drive, Werribee	\$450,000	23/03/2017
3- 19 Willow Street, Werribee	\$448,800	12/05/2017

Property data source: Corelogic.com.au. Generated on 16<sup>th</sup> June 2017 This north facing beauty is located in the heart of the Prestigious Bluestone Estate. Grand and Gorgeous, complete with an abundance of extras and multiple family zones, this screams VALUE when walking through

this fantastic family home. This rare opportunity overlooks park lands and consists of three large bedrooms including a master with Ensuite and WIR, study, three separate living zones and an amazing outdoor entertaining area! With entertaining in mind, the amazing alfresco area is complete with a built in BBQ, beautiful decking, a water feature and ceiling fans. Overlooked by the spacious meals and kitchen with an abundance of storage space, this house really is an entertainer's delight. With added extras such as the gas log fire place, Gas ducted heating, evaporative cooling, a children's retreat, LED down lights throughout, tinted windows and much more are offered to you when you purchase this immaculate home. Don't delay, enquire today!