

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 4 Queens Court, Werribee

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 \$460,000 & \$490,000

Median sale price

(*Delete house or unit as applicable)

Median price \$410,000 *House ☒ *Unit ☐ Suburb WERRIBEE

Period - From February 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. 5 Giles Court, Werribee	\$460,000	18 FEB 2017
2. 1 Sherrin Court, Werribee	\$460,000	29 JUN 2017
3. 26A Margaret Street, Werribee	\$495,000	22 APR 2017

Property data source: Corelogic.com.au. Generated on 12 August 2017.