
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

11 Somerset Close, 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 \$500,000 or range between &

Median sale price

(*Delete house or unit as applicable)

Median price \$427,000 *House x *Unit Suburb Werribee

Period - From July 2017 to Oct 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- 33 Westminster Drive, Werribee	\$482,000	31/08/2017
2- 3 Sky Court, Werribee	\$480,000	31/08/2017
3- 9 Lydford Court, Werribee	\$455,500	12/06/2017

Property data source: Corelogic.com.au. Generated on 9th December 2017