

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 10 Bonus 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 \$480,000 & \$490,000

Median sale price

(*Delete house or unit as applicable)

Median price \$495,000 *House ☒ *Unit ☐ Suburb Werribee

Period - From March 2019 to August 2019 Source Core Logic - RP Data

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
44 Flemington Crescent, Werribee	\$480,000	19/06/2019
13 Alaska Court, Werribee	\$490,000	22/07/2019
45 Flemington Crescent, Werribee	\$500,000	04/07/2019

OR

B* 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 six months.