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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

7 Abundant Street, Werribee VIC 3030

### 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 \$479,000 \$499,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$503,000

\*House

X

\*Unit

Suburb

Werribee

Period - From

Aug 2018

to

Jan 2019

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
33 Exploration Avenue, Werribee	\$501,000	19th Nov 2018
58 Powlett Street, Werribee	\$465,000	25 <sup>th</sup> Aug 2018
7 Dargo Road, Werribee	\$540,000	8 <sup>th</sup> Dec 2018

Property data source: Corelogic.com.au. Generated on 25<sup>th</sup> February 2019.