

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 62 Ballan Road, 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 \$430,000 \$460,000

Median sale price

(*Delete house or unit as applicable)

Median price \$500,000 *House ☒ *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
11 Quartok Avenue, Werribee	\$430,000	28th Nov 2018
235 Greaves Street, Werribee	\$430,000	18 th Dec 2018
9 Elizabeth Avenue, Werribee	\$440,000	19th OCT 2018

Property data source: Corelogic.com.au. Generated on 16th January 2019.