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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 42 Iluka Drive, Werribee

### 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 \$499,000 \$548,900

### Median sale price

(\*Delete house or unit as applicable)

Median price \$490,000 \*House X \*Unit Suburb Werribee

Period - From APR 2018 to SEPT 2018 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
44 Walls Road, Werribee	\$508,000	30 AUG 2018
11 Gloucester Court, Werribee	\$520,000	2 JULY 2018
5 Bexley Close, Werribee	\$535,000	26 MAY 2018

Property data source: Corelogic.com.au. Generated on 17<sup>th</sup> SEPT 2018.