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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

18 Julian Street, 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 \$440,000 & \$480,000**Median sale price**

(\*Delete house or unit as applicable)

Median price \$520,000

\*House

X

\*Unit

Suburb

Werribee

Period - From 3<sup>rd</sup> Jan 2018 to 3<sup>rd</sup> July 2018

Source CORE LOGIC

**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
9 Deborah Street, Werribee	\$490,000	4 <sup>th</sup> May 2018
116 Shaws Road, Werribee	\$441,000	3 <sup>rd</sup> May 2018
2 Troup Street, Werribee	\$475,000	3 <sup>rd</sup> Mar 2018

Property data source: Corelogic.com.au. Generated on 3<sup>rd</sup> July 2018.