

## 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 12 Simon Court, WERRIBEE, Victoria 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 \$780,000 & \$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$495,000 \*House x \*Land Suburb Werribee

Period - From May 2019 to Oct 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
1. 12 Pennar Way, Werribee Victoria 3030	\$1,116,000.00	05/09/2019
2. 23 Kayden Court Werribee VIC 3030	\$720,000.00	13/08/2019
3. 17 Filmont Drive Werribee VIC 3030	\$840,000.00	02/08/2019

Property data source: Corelogic.com.au. Generated on 14<sup>th</sup> October 2019