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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

### 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  &

### <sup>n</sup>Median sale price

(\*Delete house or unit as applicable)

Median price  \*House  \*Unit  Suburb   
Period - From  to  Source

### Comparable property sales

A*	4 Arthurdale Crescent, Werribee	\$620,000	Sold 15 <sup>th</sup> Jan 2025
	3 Dawley Circuit, Werribee	\$615,000	Sold 23 <sup>th</sup> July 2024
	11 Hutchison Road, Mambourin	\$615,000	Sold 16 <sup>th</sup> Nov 2024

Property data source: Corelogic.com.au. Generated on 13<sup>th</sup> February 2025