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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

19 Fauna Court, Werribee VIC 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 \$440,000 \$460,000

**Median sale price**

(\*Delete house or unit as applicable)

Median price \$495,000 \*House ☒ \*Unit ☐ Suburb Werribee

Period - From MAY 2018 to NOV 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
19 Derwent Road, Werribee	\$465,000	12 <sup>th</sup> Nov 2018
46 Purchas Street, Werribee	\$459,100	2 <sup>nd</sup> Feb 2019
3 Hopkins Court, Werribee	\$469,000	22 <sup>nd</sup> Nov 2018

Property data source: Corelogic.com.au. Generated on 8<sup>th</sup> May 2019.