
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 155 Shaws Road, Werribee

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$449,000 \$490,000

Median sale price

(*Delete house or unit as applicable)

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

Period - From June 2018 to November 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
16 Latham Street, Werribee	\$465,000	18 Aug 2018
23 Retford Close, Werribee	\$460,000	20 Aug 2018
2/12 Muirhead Crescent, Werribee	\$472,000	25 June 2018

Property data source: Corelogic.com.au. Generated on 8th November 2018.