

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 18 Masthead Way, Werribee South, VIC 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$870,000

&

\$920,000

Median sale price

Median price

\$747,500

Property Type

House

Suburb

Werribee South (3030)

Period - From

06/05/2021

to

04/11/2021

Source

realestate.com

Comparable property sales

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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
8 PERCH CLOSE, WERRIBEE SOUTH VIC 3030	\$850,000	25/08/2021
22 CAYLEYS ROAD, WERRIBEE SOUTH VIC 3030	\$960,000	21/04/2021
7 STILLWATER PLACE, WERRIBEE SOUTH VIC 3030	\$845,000	06/03/2021

This Statement of Information was prepared on: 04/11/2021