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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 4 Ferndale Close, Werribee

### 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 \$695,000 \$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$495,250 \*House ☒ \*Unit ☐ Suburb Werribee

Period - From MAR 2019 to AUG 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
25 Hopetoun Road, Werribee	\$725,000	29/07/2019
8 Lexington Court, Werribee	\$715,000	14/08/2019
13 Killara Court , Werribee	\$825,000	11/04/2019

Property data source: Corelogic.com.au. Generated on 23<sup>rd</sup> August 2019.