

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 116/50 Catamaran Drive, Werribee South

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 &

Median sale price

(*Delete house or unit as applicable)

Median price *House ☐ *Unit ☒ Suburb

Period - From to Source

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
216/50 Catamaran Drive, Werribee South	\$395,000	29 th June 2024
5/50 Catamaran Drive, Werribee South	\$395,000	11 th May 2024
237/50 Catamaran Drive, Werribee South	\$410,000	7 th Oct 2024

Property data source: Corelogic.com.au. Generated on 8th November 2024.