

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	3 Quail Court Werribee, 3030
---	------------------------------

Indicative selling price

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

Range between	\$550,000 & \$605,000
---------------	-----------------------

Median sale price

Median price	\$600,000	Property Type	HOUSE	Suburb	WERRIBEE
Period - From	25-Nov-2022	to	24-Nov-2023	Source	Corelogic

Comparable property sales

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
1	4 DOVE COURT WERRIBEE 744m2	\$560,000	20-Jun-2023
2	6 DAVID COURT WERRIBEE 538m2	\$600,000	28-Oct-2023
3	28 GLEN STREET WERRIBEE 484m2	\$610,000	20-Sep-2023

This statement of information was prepared on 25-Nov-2023 at 4:21:54 PM EST