

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 5/169-171 Princes Highway, 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 \$425,000 & \$445,000

Median sale price

(*Delete house or unit as applicable)

Median price \$445,000 *House ☐ *Unit ☒ Suburb WERRIBEE

Period - From Feb 2024 to Aug 2024 Source REIV

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
1/169-171 Princes Highway, Werribee	\$450,000	4 th April 2024
1/175 Princes Highway, Werribee	\$480,000	27 th July 2024
13/141-143 Princes Highway, Werribee	\$491,000	28 th March 2024

Property data source: Corelogic.com.au. Generated on 29th August 2024.