Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Property offered for sal | le | | | | | | | |
|---|---------------------------------|-------------------------|---------------------|---------------|----------|---------------|---------------|--|
| Address Including suburb and postcode | 93 TOWER ROAD WERRIBEE VIC 3030 | | | | | | | |
| Indicative selling price For the meaning of this price | e see consumer.vid | c.gov.au | ı/underquoting | (*Delete sing | le price | e or range a | s applicable) | |
| Single Price | | | or range between | \$950,0 | 00 | & | \$1,030,000 | |
| Median sale price (*Delete house or unit as ap | plicable) | | | | | | | |
| Median Price | \$398,500 | \$398,500 Property type | | Land | Land | | Werribee | |
| Period-from | 01 Aug 2024 | g 2024 to 31 Jul 2025 | | 5 S | Source | | Cotality | |
| Comparable property sales (*Delete A or B below as applicable) A* These are the three properties sold within two kilometres of the property for estate agent or agent's representative considers to be most comparable to Address of comparable property | | | | | | operty for sa | | |
| | | | | | | | | |

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were

sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 11 August 2025



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