

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 1/7 Sanderling Street, 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 \$389,000 & \$415,000

Median sale price

Median price \$380,000 Property type Unit Suburb Werribee

Period - From March 19 to Sept 19 Source Core Logic

Comparable property sales (*Delete A or B below as applicable)

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 1/231 Princes Highway, Werribee	\$417,500	24/5/19
2 22 Yarra street, Werribee	\$395,000	21/8/19
3 1/229 Shaws Road, Werribee	\$365,000	29/5/19

This Statement of Information was prepared on: 16/9/19