



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**20 Montpellier Drive,  
WERRIBEE 3030**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$850,000 - \$900,000**

### Median sale price

Median **House** for **WERRIBEE** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

**\$500,000**

### 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 the most comparable to the property for sale.

**14 Waratah Road,**  
Werribee 3030

Price **\$901,500** Sold 21  
February 2019

**12 Filmont Drive,**  
Werribee 3030

Price **\$900,500** Sold 21  
January 2019

**16 Bailey Street,**  
Werribee 3030

Price **\$805,000** Sold 27 April  
2019

This Statement of Information was prepared on 2nd Oct 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House



4 beds



2 baths



4 parking

### 361 Degrees Real Estate

86 Watton Street,  
Werribee VIC 3030

### Contact agents



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