



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

5 Niagara way,  
WERRIBEE 3030

House



5 beds



2 baths



2 parking

THE ELEET

### Indicative selling price

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

**Range \$480,000 - \$520,000**

### Median sale price

Median **House** for **WERRIBEE** for period **Nov 2018 - Aug 2019**

Sourced from **Procefinder**.

**\$500,000**

### Comparable property sales

These are the three properties sold within two kilo metres 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.

**363 Heaths Road ,**  
Werribee 3030

Price **\$525,000** Sold 27 May  
2019

**76 Parramatta Road,**  
Werribee 3030

Price **\$520,000** Sold 27  
January 2019

**19 Oriole Road,**  
Werribee 500000

Price **\$500,000** Sold 31 July  
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 Procefinder.

### The Eleet Wyndham City

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### Contact agents

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WYNDHAM CITY