

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 3 Scotsburn Grove, Werribee, VIC 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$585,000

Median sale price

Median price \$495,500 Property Type House Suburb Werribee (3030)

Period - From 01/09/2018 to 31/08/2019 Source Corelogic

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
50 TARNEIT ROAD, WERRIBEE VIC 3030	\$582,500	24/06/2019
50 HIGH STREET, WERRIBEE VIC 3030	\$555,000	19/06/2023
79 PRINCES HIGHWAY, WERRIBEE VIC 3030	\$560,000	19/04/2017

This Statement of Information was prepared on: 04/11/2019