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Section 47AF of the Estate Agents Act 1980

## UNIT Offered for Sale

11 Dixon Avenue Werribee VIC 3030

 2  2  1

## Indicative Selling Price

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

Range between \$450,000 & \$479,000













## Median Sale Price

\$359,600 Units in Werribee between 01 Oct 2017 - 30 Sep 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	<b>18/1-3 Stawell Street Werribee VIC 3030</b>  3  2  1	Sold Price	<b>\$430,000</b>	Sold Date	<b>26-Aug-18</b>	Distance	<b>0.97km</b>
	<b>2/4 Tambo Court Werribee VIC 3030</b>  2  1  1	Sold Price		Sold Date	<b>05-May-18</b>	Distance	<b>1.3km</b>
	<b>1/14 Cootamundra Court Werribee VIC 3030</b>  3  2  1	Sold Price	<b>\$530,000</b>	Sold Date	<b>25-Sep-18</b>	Distance	<b>2km</b>

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