

# 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 Kimberley Road, Werribee

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price  or range between \$485,000 & \$520,000

### Median sale price

Median price \$495,000 Property type *House* Suburb *Werribee*

Period - From *May 2019* to *October 2019* Source

### 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
27 Kimberley Road, Werribee, 3030	\$475,000	30 <sup>th</sup> Jan 2019
6 Westminster Drive, Werribee, 3030	\$480,000	20 <sup>th</sup> Jan 2019
18 Somerset Close, Werribee, 3030	\$465,000	14 <sup>th</sup> Feb 2019

This Statement of Information was prepared on: