



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**241 Black Forest Road,  
WERRIBEE 3030**

### Indicative selling price

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

**Range \$535,000 - \$555,000**

### Median sale price

Median **House** for **WERRIBEE** for period **Jan 2019 - Mar 2019**

Sourced from **Pricefinder**.

**\$491,000**

### 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.

**26 Kiera Circuit,**  
Werribee 3030

Price **\$550,000** Sold 18  
February 2019

**19 Shipwright Parade,**  
Werribee 3030

Price **\$495,000** Sold 11  
January 2019

**15 Billeroy Way,**  
Werribee 3030

Price **\$600,000** Sold 14  
January 2019

This Statement of Information was prepared on 16th Sep 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.



### Biggin & Scott Wyndham City

108/22-30 Wallace Avenue,  
Point Cook VIC 3030

### Contact agents



**Sam Arora**  
Biggin & Scott

03 9344 1555  
0433 236 000  
[sarora@bigginscott.com.au](mailto:sarora@bigginscott.com.au)



**Brendan Chiem**  
Biggin & Scott

03 93441555  
0416244255  
[bchiem@bigginscott.com.au](mailto:bchiem@bigginscott.com.au)

