

STATEMENT OF INFORMATION

SINGLE RESIDENTIAL PROPERTY LOCATED
WITHIN THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

10 Decora Court, Werribee, VIC 3030

INDICATIVE SELLING PRICE

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

Range Between \$780,000 & \$830,000

MEDIAN SALE PRICE

Median price \$495,000 | House | Werribee (3030)

Period - From 1 August 2018 to 31 July 2019 | Source - CoreLogic

COMPARABLE PROPERTY SALES

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
14 WARATAH ROAD, WERRIBEE VIC 3030	\$901,500	21/02/2019
17 FILMONT DRIVE, WERRIBEE VIC 3030	\$840,000	02/08/2019
16 BAILEY STREET, WERRIBEE VIC 3030	\$805,000	27/04/2019

This statement of information was prepared on 17/09/2019