

## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 1 Avon Court, 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 \$640,000 & \$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$580,000 \*House  \*Unit  Suburb WERRIBEE  
 Period - From 2<sup>nd</sup> Sep 2019 to 2<sup>nd</sup> Dec 2019 Source CORE LOGIC

### 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
118 Tower Road, Werribee	\$680,500	6 <sup>th</sup> July 2019
21 Melrose Place, Werribee	\$660,000	9 <sup>th</sup> Aug 2019
4 Thelma Court, Werribee	\$670,000	14 <sup>th</sup> Sep 2019

Property data source: Corelogic.com.au. Generated on 2<sup>nd</sup> Dec 2019.