

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 5/66 Duncans Road, Werribee Vic 3030

Indicative selling price

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

Single price \$* or range between \$*380,000 & \$395,000

Median sale price

(*Delete house or unit as applicable)

Median price \$390,000 *House *Unit Suburb Werribee
Period - From 29/01/2019 to 29/07/2019 Source Realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

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
1 2/56 Russell Street, Werribee Vic 3030	\$375,000	25/06/2019
2 2/84 Conquest Drive, Werribee Vic 3030	\$390,000	02/06/2019
3 4/22-24 Collins Street, Werribee Vic 3030	\$372,000	08/02/2019