



Statement of Information

Section n 47AF of the Estate Agents Act 1980

Property offered for sale
**5 Niagara way,
WERRIBEE 3030**

House



5 beds



2 baths



2 parking

THE ELEET

Indicative selling price

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

Range \$480,000 - \$500,000

Median sale price

Median **House** for **WERRIBEE** for period **Nov 2018 - Aug 2019**

Sourced from **Procefinder**.

\$500,000

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.

**363 Heaths Road ,
Werribee 3030**

Price **\$525,000** Sold 27 May 2019

**76 Parramatta Road,
Werribee 3030**

Price **\$520,000** Sold 27 January 2019

**19 Oriole Road,
Werribee 500000**

Price **\$500,000** Sold 31 July 2019

This Statement of Information was prepared on 8th Oct 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 Procefinder.

The Eleet Wyndham City

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