



## 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 Avocet Court, Werribee, 3030

### Indicative selling price

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

Single Price

\$460,000

or range between

&

### Median sale price

Median price

\$435,000

Property type

House

Suburb

Werribee, 3030

Period from

08/04/2018

to

17/04/2018

Source

rea

### Comparable property sale

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

13 Purchas Street, WERRIBEE, 3030 Victoria

\$528,000

06/07/2018

11 Rosemary Close, HOPPERS CROSSING, 3029 Victoria

\$505,000

19/07/2018

5 Blackwood Court, WERRIBEE, 3030 Victoria

\$470,000

04/07/2018