

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**18/264 Shaws Road,  
WERRIBEE 3030**

### Indicative selling price

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

**Range \$385,000 - \$395,000**

### Median sale price

Median **Unit** for **WERRIBEE** for period **Jan 2019 - Mar 2019**

Sourced from **Pricefinder**.

**\$380,000**

### 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.

**15/266 Shaws Road,**  
Werribee 3030

Price **\$380,000** Sold 27  
March 2019

**2/8 High Street,**  
Werribee 3030

Price **\$410,000** Sold 01  
March 2019

**5/70 Thames Blvd,**  
Werribee 3030

Price **\$410,000** Sold 16  
March 2019

This Statement of Information was prepared on 16th Sep 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 Pricefinder.

Unit



3 beds



2 baths



2 parking

**Biggin Scott**

### Biggin & Scott Wyndham City

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### Contact agents

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WE DELIVER. **Biggin Scott**