

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

10 Falcata Ave, Werribee 3030

INDICATIVE SELLING PRICE

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

Single Price \$298,000

MEDIAN SALE PRICE

Median price \$225,000 | Land | Werribee (3030)

Period - From Sep 2017 to Apr 2018 | Source - Pricerfinder

COMPARABLE PROPERTY SALES

These are the three properties sold within two kilo meters 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.

13 Azolla Avenue , WERRIB EE 3030

Price \$326,000 Sold at 17/10/2017

3 Riparia n Street, WERRIB EE 3030

Price \$325,000 Sold at 17/10/2017

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometers of the property for sale in the last six months.
