

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

Lot 2504 Giri Way, Werribee (Riverwalk Estate)

Indicative selling price

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

Single price \$572,000

Median sale price

Median price

\$570,000

*House

Suburb or locality

Werribee

Period - From

1 Oct 2017

to

1 Oct 2018

Source

Realestate.com.au

Comparable property sales

These are the three properties sold within five 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 23 Charter Road, Werribee VIC 3030	\$618,550	3 Jul 2018
2 4 Focal Road, Werribee VIC 3030	\$590,000	30 May 2018
3 71 Coldstream Avenue, Werribee VIC 3030	\$620,000	19 April 2018