

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 419 Masters Crescent, Mambourin VIC 3024 (Windermere Estate)

Indicative selling price

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

Single price \$610,500

Median sale price

Median price \$585,000

*House X

Suburb or locality Werribee area close to Mambourin

Period - From 1 Nov 2017 to 5 Nov 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 96 Treeve Parkway, Werribee VIC 3030 | \$574,900 | 23 Aug 2018 |
| 2 3 Coorong Walk, Werribee VIC 3030 | \$600,000 | 21 Jun 2018 |
| 3 12 Mackay Road, Wyndham Vale VIC 3024 | \$660,000 | 19 May 2018 |

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

