Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	2/16 Officer Court, Werribee

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price	$	or range between	$410,000	&	$439,000

Median sale price

Median price	$412,500	Property type	*House*	Suburb	Werribee
Period - From	Jan 19	to	Jul 19	Source	Core Logic

Comparable property sales (*Delete A or B below as applicable)

A* 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
1 12 Bemboka Court, Werribee	$400,000	27/5/19
2 31 Kimberley Road	$402,000	30/4/19
3 12 Cumberland court, Werribee	$450,000	23/3/19

This Statement of Information was prepared on: 16/9/19