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	22 Manorvale Parade, 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	$565,000	&	$585,000

Median sale price

Median price	$495,500	Property type	*House*	Suburb	Werribee
Period - From	Dec 18	to	May 19	Source	Core Logic

Comparable property sales

Address of comparable property	Price	Date of sale
21 Quarbing Street, Werribee	$585,000	21.05.2019
173 Werribee Street North, Werribee	$542,000	17.09.2019
23 Outlook Drive, Werribee	$641,000	10.04.2019

This Statement of Information was prepared on: 23.09.2019