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	21 Melrose Place, 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	$639,000	&	$659,000

Median sale price

Median price	$495,000	Property type	*House*	Suburb	Werribee
Period - From	April 2019	to	October	Source	CoreLogic

Comparable property sales

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
118 Tower Road, Werribee	$680,500	06.07.2019
26 Alexandria Way, Werribee	$740,000	18.04.2019
52 Slattery Street, Werribee	$650,000	27.05.2019

This Statement of Information was prepared on: 8th October 2019