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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

### Indicative selling price

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

Single price  or range between  &

### <sup>n</sup>Median sale price

(\*Delete house or unit as applicable)

Median price  \*House  \*Unit  Suburb   
Period - From  to  Source

### Comparable property sales

A*	2/43 Latham Street, Werribee	\$510,000	Sold 27 <sup>th</sup> Jan 2023
	1/50 Cassowary Avenue, Werribee	\$535,000	Sold 25 <sup>th</sup> March 2023
	2/28 Blossom Lane, Werribee	\$520,000	Sold 6 <sup>th</sup> June 2023

Property data source: Corelogic.com.au. Generated on 26<sup>th</sup> July 2023