

## 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

### 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  &

### Median sale price

(\*Delete house or unit as applicable)

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

### 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
1. 2 KIAMA ROAD, WERRIBEE VIC 3030	\$685,000	27-Jan- 24
2. 8 HOWITT COURT, WERRIBEE VIC 3030	\$690,000	17-April- 24
3. 15 PAGNOCCOLO STREET, WERRIBEE VIC 3030	\$705,000	05 – April - 24

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Property data source: Corelogic.com.au. Generated on 25/06/2024.