



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	4/22 Francis Street, Werribee Vic 3030
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Indicative selling price

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

Single price	\$499,900	or range between	\$	&	\$
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Median sale price

(*Delete house or unit as applicable)

Median price	\$430,000	*Unit	X	*Land	Suburb	Werribee
Period - From	01 June 2023	to	31 May 2024	Source	CORELOGIC.COM.AU	

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. 2/134 Werribee Street North, Werribee Vic 3030	\$500,000	11 June 2024
2. 1/11 Thelma Court, Werribee Vic 3030	\$495,000	23 April 2024
3. 1/231 Shaws Road, Werribee Vic 3030	\$485,000	03 Feb 2024

~~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.

This Statement of Information was prepared on 24th June 2024