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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

7 Mont-Alto Place, Werribee

### 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

\$1,440,000

&

\$1,570,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$620,000

\*House

\*Land

Suburb

WERRIBEE

Period - From

Dec 2023

to

May 2024

Source

CORE LOGIC

### Comparable property sales

**B\*** The estate agent believes there have been less than 3 comparable properties sold within 2km of this property over the last 6 months.

Property data source: Corelogic.com.au. Generated on 2<sup>nd</sup> May 2024.