# 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

10 Eldan Drive, Werribee 3030

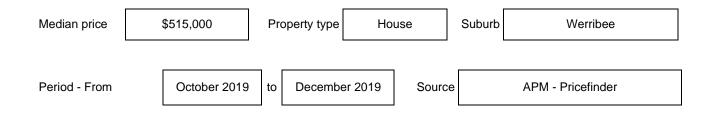
### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$470,000

### Median sale price



## **Comparable property sales**

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 – 162 Greaves Street, Werribee | \$525,000 | 16/12/2019   |
| 2 – 6 Denise Court, Werribee     | \$508,300 | 21/11/2019   |
| 3 –33 Grant Avenue, Werribee     | \$540,000 | 02/11/2019   |

This Statement of Information was prepared on:

02/03/2020



The local agents you can trust