

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

2 / 49 Songlark Crescent, Werribee 3030

Indicative selling price

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

Single price

\$350,000

Median sale price

Median price

\$395,000

Property type

Unit

Suburb

Werribee

Period - From

November 2019

to

January 2020

Source

APM - Pricerfinder

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 – 3 / 99 Thames Boulevard, Werribee	\$360,000	05/02/2020
2 – 5 / 88 Purchas Street, Werribee	\$377,000	02/03/2020
3 – 3 / 220 Shaws Road, Werribee	\$365,000	19/02/2020

This Statement of Information was prepared on:

17/03/2020

Brian Mark

The local agents you can trust