

STATEMENT OF INFORMATION

SINGLE RESIDENTIAL PROPERTY LOCATED
WITHIN THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

12 Pyke Street, Werribee, VIC 3030

INDICATIVE SELLING PRICE

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

Range Between \$1,200,000 & \$1,320,000

MEDIAN SALE PRICE

| Werribee (3030)

Period - From 1 July 2018 to 31 January 2019 | Source - Course Logic

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

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
55 COTTRELL STREET, WERRIBEE VIC 3030	\$1,100,000	02/11/2018
14 WEDGE STREET, WERRIBEE VIC 3030	\$950,000	05/11/2018
88 COTTRELL STREET, WERRIBEE VIC 3030	\$1,430,000	10/08/2018

This statement of information was prepared on 16/09/2019