

# 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

55 Jindalee Way, Werribee 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$480,000

### Median sale price

Median price

\$530,000

Property type

House

Suburb

Werribee

Period - From

September 2019

to

November 2019

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 – 11 Elgata Way, Werribee	\$525,000	14/12/2019
2 – 35 Taworri Crescent, Werribee	\$480,000	17/11/2019
3 – 36 Morialta Circuit, Werribee	\$481,500	08/10/2019

This Statement of Information was prepared on:

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**Brian Mark**  
The local agents you can trust