



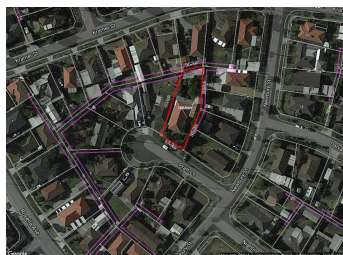
STATEMENT OF INFORMATION

8 PRATT COURT, WERRIBEE, VIC 3030

PREPARED BY DAPHNE D'SOUZA, MAAX INVESTMENT GROUP

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 PRATT COURT, WERRIBEE, VIC 3030

 3  2  6

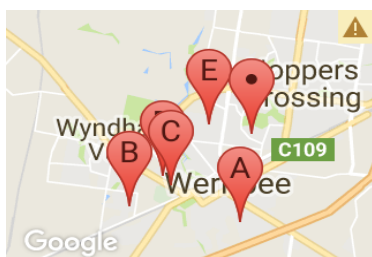
Indicative Selling Price

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

Price Range: \$ 720,000/- to \$ 792,000/-

Provided by: Daphne D'Souza, MAAX Investment Group

MEDIAN SALE PRICE



WERRIBEE, VIC, 3030

Suburb Median Sale Price (House)

\$498,500

01 October 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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.



4 NANGILOC CRES, WERRIBEE, VIC 3030

 3  -  -

Sale Price

\$605,000

Sale Date: 19/12/2017

Distance from Property: 2.5km



17 ST ANDREWS DR, WERRIBEE, VIC 3030

 3  2  2

Sale Price

\$585,000

Sale Date: 18/12/2017

Distance from Property: 3.8km



10 BALLAN RD, WERRIBEE, VIC 3030

 3  1  -

Sale Price

\$510,000

Sale Date: 23/09/2017

Distance from Property: 2.6km



This report has been compiled on 06/03/2018 by MAAX Investment Group. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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16 DUKE ST, WERRIBEE, VIC 3030

3 2 4

Sale Price
\$740,000

Sale Date: 08/09/2017

Distance from Property: 2.6km



42 TORRENS ST, WERRIBEE, VIC 3030

3 2 4

Sale Price
\$600,000

Sale Date: 05/09/2017

Distance from Property: 1.1km



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

8 PRATT COURT, WERRIBEE, VIC 3030

Indicative selling price

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

Price Range: \$ 720,000/- to \$ 792,000/-

Median sale price

Median price \$498,500

House

Unit

Suburb

WERRIBEE

Period

01 October 2017 to 31 December 2017

Source



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
4 NANGILOC CRES, WERRIBEE, VIC 3030	\$605,000	19/12/2017
17 ST ANDREWS DR, WERRIBEE, VIC 3030	\$585,000	18/12/2017
10 BALLAN RD, WERRIBEE, VIC 3030	\$510,000	23/09/2017
16 DUKE ST, WERRIBEE, VIC 3030	\$740,000	08/09/2017

42 TORRENS ST, WERRIBEE, VIC 3030	\$600,000	05/09/2017
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