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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 5 Poinciana Court, Werribee

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$  or range between \$420,000 & \$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$437,500 \*House  x \*Unit  Suburb Werribee  
Period - From  to  Source

### Comparable property sales

A\* 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- 50 Tamarind Crescent, Werribee	\$400,000	27/07/2017
2- 3 Parramatta Road, Werribee	\$452,000	06/07/2017
3- 7 Tamarind Crescent, Werribee	\$445,000	13/11/2017

Property data source: Corelogic.com.au. Generated on 5<sup>th</sup> December 2017