

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

10/47 Tyrone Street, Werribee Vic 3030

Indicative selling price

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

Single price

or range between

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$296,750

House

Unit

Suburb

Werribee Vic 3030

Period - From

01/01/2017

to

07/07/2017

Source

RP DATA CORELOGIC

Comparable property sales (Delete A or B below as applicable)

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. 2/2A Queens Court, Werribee Vic 3030	\$457,000	23/06/2017
2. 2/128A South Ring Road, Werribee Vic 3030	\$480,000	07/06/2017
3. 4/10 Edwards Road, Werribee Vic 3030	\$440,000	25/05/2017

OR

B ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~