



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

11 Kiama Road,  
WERRIBEE 3030

### Indicative selling price

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

**Range \$590,000 - \$640,000**

### Median sale price

Median **House** for **WERRIBEE** for period **Mar 2017 - Feb 2018**

Sourced from **corelogic**.

**\$457,000**

### Comparable property sales

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

### Additional Information

This property is a unique property due to all the extras the property offers such as the undercover entertaining area, Separate Garage, Renovated bathroom, Outdoor kitchen/BBQ area, Log wood fire Oven, etc

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from corelogic.

# G SOON

House



3 beds



1 baths



4 parking

### YPA Estate Agents Derrimut

9/20 Mt Derrimut Rd,  
Derrimut VIC 3030

### Contact agents



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