



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

95 Rosella Avenue,  
WERRIBEE 3030

House



3 beds



1 toilet



parking

Ray White

### Indicative selling price

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

**Range from \$490,000 -  
\$520,000**

### Median sale price

Median **House** for **WERRIBEE** for period **Apr 2017 - Jun 2017**  
Sourced from **Pricefinder**.

**\$441,000**

### 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 the most comparable to the property for sale.

**23 Kramer Street,** Price **\$491,000** Sold 18 September 2017  
Werribee 3030

**7 Thompson court,** Price **\$510,000** Sold 02 September 2017  
Werribee 3030

**31 Kramer Street,** Price **\$530,000** Sold 29 July 2017  
Werribee 3030

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 Pricefinder.

### Contact agents

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