



firstnational
REAL ESTATE

Westwood



Statement of Information

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

45 Walls Road, WERRIBEE, VIC, 3030

Indicative selling price

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

Range between &

Median sale price

Median price House Suburb
 Period - From to 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 |
|---|--------------------------------|-----------|--------------|
| 1 | 2 ELDAN DRIVE, WERRIBEE | \$520,000 | 29/07/2017 |
| 2 | 5 FRANKLAND COURT, WERRIBEE | \$525,000 | 24/07/2017 |
| 3 | 3 HODGE STREET, WERRIBEE | \$570,000 | 13/04/2017 |

Property data source: rpdata.com
Generated on 08 AUG 2017

