

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 18 Ganges Court, WERRIBEE 3030

### Indicative selling price

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

**Range \$455,000 - \$490,000**

### Median sale price

Median **House** for **WERRIBEE** for period **Mar 2018 - Sep 2018**  
Sourced from **Pricefinder**.

**\$500,000**

### 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.

<b>5 COLORADO COURT , WERRIBEE 3030</b>	Price <b>\$484,200</b> Sold 02 May 2018
<b>4 COLORADO COURT , WERRIBEE 3030</b>	Price <b>\$472,000</b> Sold 07 July 2018
<b>50 SWAN ST REET , WERRIBEE 3030</b>	Price <b>\$501,000</b> Sold 24 April 2018

### Additional Information

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.

House

4 beds

2 baths

2 parking

### 361 Degrees Real Estate

86 Watton Street,  
Werribee VIC 3030

### Contact agents



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