Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale

20 Focal Road, WERRIBEE 3030

Indicative selling price

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

Range $495,000 - $530,000

Median sale price

Median **House** for **WERRIBEE** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

$500,500

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.

7 Abundant Street, Werribee 3030	Price **$495,000** Sold 06 March 2019
6 Advent Road, Werribee 3030	Price **$560,000** Sold 21 March 2019
14 Hub Street, Werribee 3030	Price **$511,000** Sold 18 July 2019

This Statement of Information was prepared on 16th Sep 2019

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.

361 Degrees Real Estate

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