

28m

**392m<sup>2</sup>**  
(approx)

28m

### Statement of Information

Sections 47AF of the Estate Agents Act 1980

**Grampians Avenue,  
WERRIBEE 3030**

Vacant Land

#### Indicative selling price

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

**Range \$280,000 - \$300,000**

#### Median sale price

Median **Vacant Land** for **WERRIBEE** for period **Jan 2018 - Jan 2019**

Sourced from [Realestate.com.au](http://Realestate.com.au).

**\$301,333**

#### Comparable property sales

These are the three properties sold within two kilo metres 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.

**Lot 120 Mansfield Dr,**  
Werribee 3030

Price **\$289,000** Sold 01  
January 2019

**11 Stableford St,**  
Werribee 3030

Price **\$315,000** Sold 11  
January 2018

**10 Flourish Way,**  
Werribee 3030

Price **\$300,000** Sold 16  
January 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 [Realestate.com.au](http://Realestate.com.au).

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