

## 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

69 Oriole Drive, WERRIBEE, VIC, 3030

#### Indicative selling price

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

Range between

\$490,000

&

\$540,000

#### Median sale price

Median price

\$420,000

House

X

Suburb

WERRIBEE

Period - From

OCT 2016

to

SEP 2017

Source

CoreLogic

#### 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	7 GILES COURT, WERRIBEE	\$540,000	29/05/2017
2	23 KRAMER STREET, WERRIBEE	\$510,000	03/07/2017
3	31 KRAMER STREET, WERRIBEE	\$530,000	29/07/2017

Property data source: rpdata.com  
Generated on 06 OCT 2017