

## 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

5 Leah Court, 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

\$570,000

&

\$620,000

#### Median sale price

Median price

\$465,500

House

X

Suburb

WERRIBEE

Period - From

MAR 2017

to

FEB 2018

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	12 BAILEY STREET, WERRIBEE	\$595,000	06/10/2017
2	27 GABRIELLE CLOSE, WERRIBEE	\$610,000	18/11/2017
3	10 HAVANA RISE, WERRIBEE	\$610,000	02/12/2017

Property data source: rpdata.com  
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