



firstnational
REAL ESTATE

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

3/33 Pigeon Street, WERRIBEE, VIC, 3030

Indicative selling price

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

Range between

\$360,000

&

\$395,000

Median sale price

Median price

\$355,000

Unit

X

Suburb

WYNDHAM

Period - From

APR 2017

to

SEP 2017

Source

RP DATA

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	2/21-22 POTOMAC CLOSE, WERRIBEE	\$380,000	19/10/2017
2	18/264 SHAWS ROAD, WERRIBEE	\$385,005	08/09/2017
3	3/405 PEREZ COURT, WERRIBEE	\$415,000	02/12/2017

Property data source: rpdata.com
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