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

20 Trent Close, WERRIBEE, VIC, 3030

## Indicative selling price

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

| | | | |
|---|---|---|---|
| Range between | $420,000 | & | $460,000 |

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $443,750 | House | X | Suburb | WERRIBEE |
| Period - From | DEC 2016 | to | NOV 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 | 21 TRENT CLOSE, WERRIBEE | $420,000 | 26/07/2017 |
| 2 | 20 THAMES BOULEVARD, WERRIBEE | $443,000 | 16/12/2017 |
| 3 | 17 THAMES BOULEVARD, WERRIBEE | $453,000 | 18/11/2017 |

Property data source: rpdata.com
Generated on 19 DEC 2017

CONSUMER AFFAIRS VICTORIA