



Single residential property located
in the Melbourne Metropolitan area.

**Sections 47AF of the
Estate Agents Act 1980**

Property offered for sale

9B SHERINGHAM DRIVE, WERRIBEE, VIC, 3030

Indicative selling price

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

Range between

\$410,000

&

\$450,000

Median sale price

Median price

\$359,600

Unit

X

Suburb

WERRIBEE

Period - From

01 NOV 2017

to

31 OCT 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	5/13 DEUTGAM STREET, WERRIBEE	\$415,000	01/10/2018
2	18/1-3 STAWELL STREET, WERRIBEE	\$430,000	26/08/2018
3	1/270 SHAWS ROAD, WERRIBEE	\$420,000	02/07/2018