



Single residential property located  
in the Melbourne Metropolitan area.

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

## Property offered for sale

# 10 NILE 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

\$435,000

&

\$475,000

## Median sale price

Median price

\$500,000

House

X

Suburb

WERRIBEE

Period - From

01 MAR 2017

to

31 AUG 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	3 DERWENT ROAD, WERRIBEE	\$450,000	22/07/2018
2	12 COLORADO COURT, WERRIBEE	\$455,000	22/07/2018
3	19 NIAGARA WAY, WERRIBEE	\$445,000	28/08/2018