

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 MCDONALD STREET, WERRIBEE, VIC, 3030

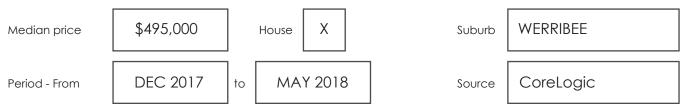
Indicative selling price

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

Range between

\$585,000

Median sale price



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	52 WEDGE STREET, WERRIBEE	\$630,000	06/07/2018
2	39 WEDGE STREET, WERRIBEE	\$620,000	16/07/2018
3	59 CHURCH STREET, WERRIBEE	\$630,000	05/05/2018



