



Single residential property located
in the Melbourne Metropolitan area.

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

Property offered for sale

2 LYALL DRIVE, WERRIBEE, VIC, 3030

Indicative selling price

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

Range between &

Median sale price

Median price House Suburb
Period - From to Source

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	16 LYALL DRIVE, WERRIBEE	\$660,000	30/07/2018
2	2 DELMONT STREET, WERRIBEE	\$665,000	22/11/2018
3	52 HOPETOUN ROAD, WERRIBEE	\$677,000	07/08/2018