



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

2/56 RUSSELL STREET, WERRIBEE, VIC, 3030

Indicative selling price

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

Range between

\$355,000

&

\$385,000

Median sale price

Median price

\$375,000

House

X

Suburb

WERRIBEE

Period - From

01 MAY 2018

to

30 APR 2019

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	4/22-24 COLLINS STREET, WERRIBEE	\$372,000	22/01/2019
2	3/16 DOOLAN STREET, WERRIBEE	\$353,000	11/01/2019
3	1/39 CHIRNSIDE AVENUE, WERRIBEE	\$395,000	03/12/2018