



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

4 Warain Court, WERRIBEE, VIC, 3030

Indicative selling price

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

Range between

\$470,000

&

\$510,000

Median sale price

Median price

\$457,000

House

X

Suburb

WERRIBEE

Period - From

MAR 2017

to

FEB 2018

Source

R.P. DATA

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	66 ILUKA DRIVE, WERRIBEE	\$525,000	30/10/2017
2	9 TANILBA STREET, WERRIBEE	\$500,000	22/11/2017
3	14 CAMBRIDGE CRESCENT, WERRIBEE	\$492,000	25/11/2017

Property data source: rpdata.com
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