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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

38 Everwin Drive, 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

\$420,000

&

\$450,000

#### Median sale price

Median price

\$450,000

House

X

Suburb

WERRIBEE

Period - From

JAN 2017

to

DEC 2017

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	39 HOOKER ROAD, WERRIBEE	\$439,500	07/10/2017
2	183 GREAVES STREET NORTH, WERRIBEE	\$433,000	26/08/2017
3	190 WERRIBEE STREET NORTH, WERRIBEE	\$441,000	25/11/2017

Property data source: rpdata.com  
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