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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

8 Lexington Court Werribee VIC 3030

 4  2  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$699,000 & \$729,000













## Median Sale Price

\$499,500 Houses in Werribee between 01 Jul 2018 - 30 Jun 2019

Source: CoreLogic

## Comparable Property Sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	<b>20 Lyall Drive Werribee VIC 3030</b>	Sold Price	<b>\$750,000</b>	Sold Date	<b>04-Mar-19</b>
	 3  2  2			Distance	<b>0.93km</b>
	<b>44 Hopetoun Road Werribee VIC 3030</b>	Sold Price	<b>\$730,000</b>	Sold Date	<b>15-Dec-18</b>
	 3  2  2			Distance	<b>0.21km</b>
	<b>3 Beldale Avenue Werribee VIC 3030</b>	Sold Price	<b>\$725,000</b>	Sold Date	<b>27-Feb-19</b>
	 3  2  6			Distance	<b>0.4km</b>

RS = Recent sale      UN = Undisclosed Sale

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