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Section 47AF of the Estate Agents Act 1980

## UNIT Offered for Sale

75 Coldstream Avenue Werribee VIC 3030

 3  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 \$420,000 & \$450,000













## Median Sale Price

\$365,000 Units in Werribee between 01 Feb 2018 - 31 Jan 2019

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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>2/16 Riverside Avenue Werribee VIC 3030</b>  3  2  1	Sold Price	<b>\$440,000</b>	Sold Date	<b>07-Feb-19</b>	Distance	<b>1.66km</b>
	<b>1/6 Pagnocolo Street Werribee VIC 3030</b>  2  2  1	Sold Price	<b>\$437,500</b>	Sold Date	<b>23-Jan-19</b>	Distance	<b>1.78km</b>
	<b>3/22-24 Collins Street Werribee VIC 3030</b>  2  1  1	Sold Price	<b>\$410,000</b>	Sold Date	<b>24-Nov-18</b>	Distance	<b>1.95km</b>

RS = Recent sale      UN = Undisclosed Sale

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