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Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

85 Coldstream Avenue Werribee VIC 3030

 3  2  2

Indicative Selling Price

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

Range between \$420,000 & \$450,000

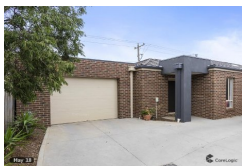
Median Sale Price




\$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.






2/8 Carmarthen Close Werribee VIC 3030 Sold Price **\$410,000** Sold Date **06-Jun-18**
 2  2  1 Distance **1.47km**



2/16 Riverside Avenue Werribee VIC 3030 Sold Price ^{RS} **\$440,000** Sold Date **07-Feb-19**
 3  2  1 Distance **1.63km**



1/6 Pagnoccolo Street Werribee VIC 3030 Sold Price ^{RS} **\$437,500** Sold Date **23-Jan-19**
 2  2  1 Distance **1.75km**

RS = Recent sale **UN** = Undisclosed Sale

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