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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

24 Wedge Street South Werribee VIC 3030

 4  2  -

## Indicative Selling Price

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

Range between \$690,000 & \$730,000





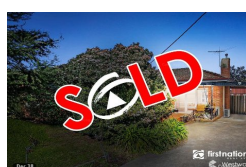







## Median Sale Price

\$500,000 Houses in Werribee between 01 Apr 2018 - 31 Mar 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>26 Wedge Street South Werribee</b> VIC 3030	Sold Price	<b>\$1,025,000</b>	Sold Date	<b>22-Dec-18</b>
	 3  2  1			Distance	<b>0.02km</b>
	<b>5 Wedge Street South Werribee</b> VIC 3030	Sold Price	<sup>RS</sup> <b>\$803,000</b>	Sold Date	<b>04-Dec-18</b>
	 3  1  1			Distance	<b>0.13km</b>
	<b>52 Wedge Street South Werribee</b> VIC 3030	Sold Price	<b>\$630,000</b>	Sold Date	<b>18-Jun-18</b>
	 3  2  2			Distance	<b>0.31km</b>

RS = Recent sale      UN = Undisclosed Sale

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