Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	4 Brousard Street, Werribee, VIC 3030

Indicative selling price

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

Price Range	$580,000	&	$620,000

Median sale price

Median price	$520,750	Property Type	House	Suburb	Werribee (3030)
Period - From	01/05/2020	to	30/04/2021	Source	Corelogic

Comparable property sales

A 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
6 BATTLEY ROAD, WERRIBEE VIC 3030	$595,000	12/04/2021
8 GLENELG ROAD, WERRIBEE VIC 3030	$635,000	15/01/2021
5 NELSE WAY, WERRIBEE VIC 3030	$570,000	22/02/2021

This Statement of Information was prepared on: 03/05/2021

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