

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

49 Morgan Crescent Werribee VIC 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price or range between \$550,000 & \$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price Property type Suburb
 Period-from to Source

Comparable property sales (*Delete A or B below as applicable)

A* 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.

Address of comparable property	Price	Date of sale
1/5-6 Trinca Court Werribee VIC 3030	\$540,000	02-Aug-21
7 Morgan Crescent Werribee VIC 3030	\$548,000	23-Jun-21
9 Tedesco Court Werribee VIC 3030	\$660,000	19-Apr-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 29 August 2021