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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

37 Cormorant Crescent Werribee VIC 3030

 3  1  2

## Indicative Selling Price

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

Range between \$560,000 & \$610,000













## Median Sale Price

\$500,000 Houses in Werribee between 01 Oct 2017 - 30 Sep 2018

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>36 Cormorant Crescent Werribee VIC 3030</b>  3  1  2	Sold Price	<b>\$492,000</b>	Sold Date	<b>26-May-18</b>	Distance	<b>0.13km</b>
	<b>15 Tyrone Street Werribee VIC 3030</b>  3  1  1	Sold Price	<b>\$590,000</b>	Sold Date	<b>24-Apr-18</b>	Distance	<b>0.48km</b>
	<b>7 Giles Court Werribee VIC 3030</b>  3  2  2	Sold Price	<b>\$600,000</b>	Sold Date	<b>24-Mar-18</b>	Distance	<b>0.67km</b>

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