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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

38 Rosella Avenue Werribee VIC 3030

 3  1  2

Indicative Selling Price

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

Range between \$420,000 & \$460,000

Median Sale Price

\$503,000 Houses 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.



8 Miner Court Werribee VIC 3030 Sold Price **\$453,000** Sold Date **20-Aug-18**

 3  1  4

Distance **0.33km**



79 Silvereve Crescent Werribee VIC 3030 Sold Price **\$455,000** Sold Date **20-Aug-18**

 3  1  1

Distance **0.83km**



21 Jabiru Court Werribee VIC 3030 Sold Price **\$445,500** Sold Date **08-Oct-18**

 3  1  -

Distance **0.9km**

RS = Recent sale

UN = Undisclosed Sale

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