

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

12 Pinecone Court, Werribee 3030
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### Indicative selling price

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

Single price

\$629,900
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### Median sale price

Median price

\$530,000
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Property type

House
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Suburb

Werribee
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Period - From

September 2019
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to

November 2019
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Source

APM - Pricerfinder
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### Comparable property sales

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
1 – 14 Diamond Drive, Werribee	\$595,000	08/08/2019
2 – 21 Diamond Drive, Werribee	\$670,000	21/09/2019
3 – 14 Pineview Court, Werribee	\$642,000	12/12/2019

This Statement of Information was prepared on:

14/01/2019
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Brian Mark

The local agents you can trust