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 SITTELLA COURT, 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	$650,000	&	$690,000

Median sale price

(*Delete house or unit as applicable)

Median price	$603,500	*House	X	*Unit		Suburb	Werribee
Period - From	01 June 2024	to	31 May 2025			Source	CORE LOGIC

Comparable property sales

B* The estate agent believes there have been less than 3 comparable properties sold within 2km of this property over the last 6 months.

Property data source: Corelogic.com.au. Generated on 12th June 2025.