

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

3/183 Shaws Road 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

\$359,000

&

\$389,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$375,000

Property type

Unit

Suburb

Werribee

Period-from

01 Mar 2019

to

29 Feb 2020

Source

Corelogic

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

1/40 Carissa Circuit Werribee VIC 3030	\$385,000	24-Sep-19
3/220 Shaws Road Werribee VIC 3030	\$365,000	19-Feb-20
5/88 Purchas Street Werribee VIC 3030	\$377,000	02-Mar-20

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: 18 March 2020



1/40 Carissa Circuit Werribee VIC 3030

 2  1  1

Sold Price

\$385,000

Sold Date

24-Sep-19

Distance

0.27km



3/220 Shaws Road Werribee VIC 3030

 -  1  1

Sold Price

\$365,000

Sold Date

19-Feb-20

Distance

0.27km



5/88 Purchas Street Werribee VIC 3030

 3  1  1

Sold Price

\$377,000

Sold Date

02-Mar-20

Distance

1.24km

RS = Recent sale

UN = Undisclosed Sale

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