

## 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

28 Gossamer Street Werribee VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$419,000

&

\$439,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

House

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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 19 Willow Street Werribee VIC 3030 | \$440,000 | 24-Dec-19 |
| 10 Rock Street Werribee VIC 3030   | \$370,000 | 31-Aug-19 |
| 23 Golden Avenue Werribee VIC 3030 | \$340,000 | 17-Dec-19 |

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: 30 March 2020



**19 Willow Street Werribee VIC 3030**

3 1 1

Sold Price

**\$440,000**

Sold Date

**24-Dec-19**

Distance

**0.1km**



**10 Rock Street Werribee VIC 3030**

3 2 -

Sold Price

**\$370,000**

Sold Date

**31-Aug-19**

Distance

**0.19km**



**23 Golden Avenue Werribee VIC 3030**

3 1 1

Sold Price

<sup>RS</sup> **\$340,000**

Sold Date

**17-Dec-19**

Distance

**0.2km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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