

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

40 Queensbury Way 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$513,000

Property type

House

Suburb

Werribee

Period-from

01 Oct 2019

to

30 Sep 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

7 Adam Court Werribee VIC 3030	\$600,000	03-Jun-20
42 Grant Avenue Werribee VIC 3030	\$634,000	16-Oct-20
12 Hydefield Drive Wyndham Vale VIC 3024	\$630,000	27-Jun-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: 21 October 2020



7 Adam Court Werribee VIC 3030

Sold Price

\$600,000

Sold Date

03-Jun-20

 4  2  2

Distance

0.59km



42 Grant Avenue Werribee VIC 3030

Sold Price

^{RS} **\$634,000**

Sold Date

16-Oct-20

 4  2  2

Distance

0.99km



12 Hydefield Drive Wyndham Vale VIC 3024

Sold Price

\$630,000

Sold Date

27-Jun-20

 3  2  2

Distance

1.18km

RS = Recent sale

UN = Undisclosed Sale

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