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	1/154 Werribee Street North 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	$330,000	&	$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$300,000	Property type	Land	Suburb	Werribee
Period-from	01 Feb 2020	to	31 Jan 2021	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
2/18 Mambourin Street Werribee VIC 3030	$361,000	27-Jun-20
2/22 Mambourin Street Werribee VIC 3030	$357,500	30-Nov-20
28A Edgar Street Werribee VIC 3030	$345,000	28-Jan-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: 09 February 2021

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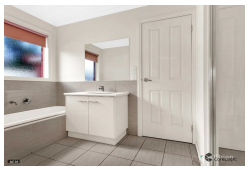

2/18 Mambourin Street Werribee VIC 3030

2 1 1

Sold Price **$361,000** Sold Date **27-Jun-20**

Distance **0.16km**

2/22 Mambourin Street Werribee VIC 3030

2 1 1

Sold Price **$357,500** Sold Date **30-Nov-20**

Distance **0.19km**

28A Edgar Street Werribee VIC 3030

2 1 1

Sold Price **$345,000** Sold Date **28-Jan-20**

Distance **0.2km**

RS = Recent sale **UN** = Undisclosed Sale

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