

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

20 COLLINS STREET 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

\$885,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

House

Suburb

Werribee

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

40 POWLETT STREET WERRIBEE VIC 3030	\$930,000	06-Oct-21
76 DUNCANS ROAD WERRIBEE VIC 3030	\$905,000	17-Jul-21
25 KAYDEN COURT WERRIBEE VIC 3030	\$970,000	13-Nov-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 22 November 2021



40 POWLETT STREET WERRIBEE VIC 3030

4 3 2

Sold Price

^{RS} **\$930,000**

Sold Date

06-Oct-21

Distance

1.89km



76 DUNCANS ROAD WERRIBEE VIC 3030

3 1 1

Sold Price

\$905,000

Sold Date

17-Jul-21

Distance

1km



25 KAYDEN COURT WERRIBEE VIC 3030

4 3 2

Sold Price

^{RS} **\$970,000**

Sold Date

13-Nov-21

Distance

0.53km



19 PAISLEY COURT WERRIBEE VIC 3030

4 2 2

Sold Price

\$970,000

Sold Date

30-Jun-21

Distance

1.9km



37 ANDERSON STREET WERRIBEE VIC 3030

4 2 2

Sold Price

\$973,000

Sold Date

02-Jun-21

Distance

0.6km



43 COLLINS STREET WERRIBEE VIC 3030

4 2 2

Sold Price

\$968,000

Sold Date

08-May-21

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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