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<br>Including suburb and postcode | 3/11 Filippin Court 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 | $465,000 | & | $489,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $380,000 | Property type | Unit | Suburb | Werribee |
| Period-from | 01 Apr 2020 | to | 31 Mar 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 |
|---|---|---|
| 2/4 Moubray Court Werribee VIC 3030 | $470,000 | 28-Jul-20 |
| 3/4 Moubray Court Werribee VIC 3030 | $465,000 | 14-Jul-20 |
| 2/5 Margaret Street Werribee VIC 3030 | $480,000 | 16-Mar-21 |

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: 14 April 2021

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**2/4 Moubray Court Werribee VIC 3030**

2 1 1

Sold Price **$470,000** Sold Date **28-Jul-20**

Distance **0.31km**

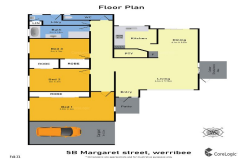


**3/4 Moubray Court Werribee VIC 3030**

2 1 1

Sold Price **$465,000** Sold Date **14-Jul-20**

Distance **0.32km**




**2/5 Margaret Street Werribee VIC 3030**

3 1 2

Sold Price RS **$480,000** Sold Date **16-Mar-21**

Distance **1.41km**

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

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