

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

4 Jellicoe 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

\$620,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,500

Property type

House

Suburb

Werribee

Period-from

01 Sep 2018

to

31 Aug 2019

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

8 Persimmon Place Werribee VIC 3030	\$629,000	10-Apr-19
34 Wedge Street South Werribee VIC 3030	\$650,000	11-Jul-19
127 Synnot Street Werribee VIC 3030	\$620,000	24-Jun-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: 20 September 2019



8 Persimmon Place Werribee VIC 3030

 3  3  2

Sold Price **\$629,000** Sold Date **10-Apr-19**

Distance **0.91km**



34 Wedge Street South Werribee VIC 3030

 3  1  -

Sold Price ^{RS} **\$650,000** ^{UN} Sold Date **11-Jul-19**

Distance **1.19km**



127 Synnot Street Werribee VIC 3030

 3  1  2

Sold Price **\$620,000** Sold Date **24-Jun-19**

Distance **1.68km**

RS = Recent sale UN = Undisclosed Sale

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