

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

3/4 Moubray 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

\$489,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Other

Suburb

Werribee

Period-from

01 Mar 2019

to

29 Feb 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

1/10 Bailey Street Werribee VIC 3030	\$500,000	18-Nov-19
207/116 Watton Street Werribee VIC 3030	\$505,000	06-Feb-20
3/2A Queens Court Werribee VIC 3030	\$510,000	25-Oct-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: 13 March 2020



1/10 Bailey Street Werribee VIC 3030

 2  1  1

Sold Price **\$500,000** Sold Date **18-Nov-19**

Distance **0.99km**

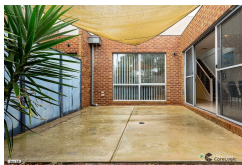


207/116 Watton Street Werribee VIC 3030

 2  1  1

Sold Price **\$505,000** Sold Date **06-Feb-20**

Distance **1.38km**



3/2A Queens Court Werribee VIC 3030

 3  2  2

Sold Price **\$510,000** Sold Date **25-Oct-19**

Distance **1.49km**

RS = Recent sale

UN = Undisclosed Sale

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