

## 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

6/3 Doolan Street Werribee VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$290,000

&

\$315,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$380,000

Property type

Unit

Suburb

Werribee

Period-from

01 Oct 2018

to

30 Sep 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

1/31 Illawong Grove Werribee VIC 3030	\$310,000	27-Jul-19
23/5 Ovens Court Werribee VIC 3030	\$310,000	03-Sep-19
1B Kevington Street Werribee VIC 3030	\$315,000	31-May-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: 22 October 2019



**1/31 Illawong Grove Werribee VIC 3030**

 2  1  1

Sold Price

**\$310,000**

Sold Date

**27-Jul-19**

Distance

**1.99km**



**23/5 Ovens Court Werribee VIC 3030**

 2  1  1

Sold Price

<sup>RS</sup> **\$310,000**

Sold Date

**03-Sep-19**

Distance

**1.59km**



**1B Kevington Street Werribee VIC 3030**

 2  1  1

Sold Price

**\$315,000**

Sold Date

**31-May-19**

Distance

**1.61km**

RS = Recent sale

UN = Undisclosed Sale

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