

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 Assembly 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

\$525,000

&

\$545,000

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

1 Flourish Way Werribee VIC 3030	\$525,000	15-Aug-19
6 Advent Road Werribee VIC 3030	\$560,000	21-Mar-19
140 Farm Road Werribee VIC 3030	\$590,000	24-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: 19 September 2019



1 Flourish Way Werribee VIC 3030 Sold Price ^{RS} **\$525,000** Sold Date **15-Aug-19**

 4  2  2

Distance **0.13km**



6 Advent Road Werribee VIC 3030 Sold Price **\$560,000** Sold Date **21-Mar-19**

 4  2  2

Distance **0.32km**



140 Farm Road Werribee VIC 3030 Sold Price **\$590,000** Sold Date **24-May-19**

 4  2  2

Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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