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	1/5 Meek 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	$410,000	&	$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$380,000	Property type	Unit	Suburb	Werribee
Period-from	01 Dec 2019	to	30 Nov 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
3/4 Bunya Place Werribee VIC 3030	$420,000	14-Aug-20
5/6 Beasley Avenue Werribee VIC 3030	$420,000	13-Feb-20
2/6 Beasley Avenue Werribee VIC 3030	$420,000	18-Feb-20

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.~~

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3/4 Bunya Place Werribee VIC 3030

3 1 1

Sold Price **$420,000** Sold Date **14-Aug-20**

Distance **0.46km**



5/6 Beasley Avenue Werribee VIC 3030

2 2 1

Sold Price Sold Date **13-Feb-20**

Distance **0.49km**



2/6 Beasley Avenue Werribee VIC 3030

2 2 1

Sold Price Sold Date **18-Feb-20**

Distance **0.51km**

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

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