

## 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

2/14 Acheron Crescent 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

\$480,000

&

\$525,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$397,500

Property type

Unit

Suburb

Werribee

Period-from

01 Aug 2020

to

31 Jul 2021

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

1/11 Filippin Court Werribee VIC 3030	\$525,000	29-Jun-21
7 Chirnside Avenue Werribee VIC 3030	\$497,500	22-Jun-21
2B Cattnach Crescent Werribee VIC 3030	\$508,000	18-Jun-21

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: 16 August 2021



**1/11 Filippin Court Werribee VIC 3030**

 3  1  2

Sold Price

<sup>RS</sup> **\$525,000**

Sold Date

**29-Jun-21**

Distance

**0.85km**



**7 Chirnside Avenue Werribee VIC 3030**

 3  1  1

Sold Price

<sup>RS</sup> **\$497,500**

Sold Date

**22-Jun-21**

Distance

**0.9km**



**2B Cattanach Crescent Werribee VIC 3030**

 3  2  1

Sold Price

<sup>RS</sup> **\$508,000**

Sold Date

**18-Jun-21**

Distance

**1.19km**

RS = Recent sale

UN = Undisclosed Sale

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