

## 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

72 Shaws Road 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

\$460,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

House

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

6 Stewart Drive Werribee VIC 3030	\$465,000	06-May-20
16 Goulburn Court Werribee VIC 3030	\$475,000	27-Jan-20
35 Hawkesbury Road Werribee VIC 3030	\$445,000	25-May-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.~~

This Statement of Information was prepared on: 22 December 2020



**6 Stewart Drive Werribee VIC 3030** Sold Price **\$465,000** Sold Date **06-May-20**

 3  2  2

Distance **0.07km**



**16 Goulburn Court Werribee VIC 3030** Sold Price **\$475,000** Sold Date **27-Jan-20**

 3  2  4

Distance **0.7km**



**35 Hawkesbury Road Werribee VIC 3030** Sold Price **\$445,000** Sold Date **25-May-20**

 3  2  1

Distance **0.71km**

RS = Recent sale      UN = Undisclosed Sale

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