

## 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

5 Adam Court 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

\$630,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$547,000

Property type

House

Suburb

Werribee

Period-from

01 Dec 2020

to

30 Nov 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

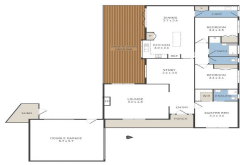
Date of sale

6 Stanford Close Werribee VIC 3030	\$630,000	05-Aug-21
6 Flinders Crescent Wyndham Vale VIC 3024	\$650,000	02-Oct-21
8 Bronte Court Wyndham Vale VIC 3024	\$670,000	02-Aug-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: 02 December 2021



**6 Stanford Close Werribee VIC 3030**

 3  2  2

Sold Price **\$630,000** Sold Date **05-Aug-21**

Distance **0.38km**



**6 Flinders Crescent Wyndham Vale VIC 3024**

 3  2  2

Sold Price **\$650,000** Sold Date **02-Oct-21**

Distance **1.07km**



**8 Bronte Court Wyndham Vale VIC 3024**

 3  2  2

Sold Price **\$670,000** Sold Date **02-Aug-21**

Distance **1.52km**

RS = Recent sale      UN = Undisclosed Sale

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