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	2/61 High 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	$469,000	&	$499,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$382,000	Property type	Unit	Suburb	Werribee
Period-from	01 Jun 2020	to	31 May 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.

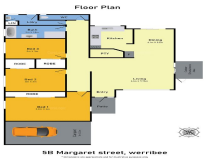
Address of comparable property	Price	Date of sale
2/5 Margaret Street Werribee VIC 3030	$480,000	12-Mar-21
1/1 Penn Close Werribee VIC 3030	$470,000	22-Feb-21
3/11 Filippin Court Werribee VIC 3030	$475,000	08-May-21

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: 18 June 2021

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2/5 Margaret Street Werribee VIC 3030

3 1 2

Sold Price **$480,000** Sold Date **12-Mar-21**

Distance **0.46km**

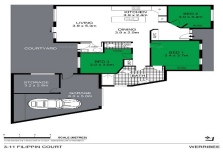


1/1 Penn Close Werribee VIC 3030

2 2 2

Sold Price RS **$470,000** Sold Date **22-Feb-21**

Distance **1.67km**



3/11 Filippin Court Werribee VIC 3030

3 1 2

Sold Price RS **$475,000** Sold Date **08-May-21**

Distance **1.87km**

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

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