

## 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

122 Wattle Avenue 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

\$645,000

&

\$685,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$505,000

Property type

House

Suburb

Werribee

Period-from

01 Jun 2019

to

31 May 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

2 Wallaroo Square Werribee VIC 3030	\$635,000	11-May-20
10 Lauraville Avenue Werribee VIC 3030	\$640,000	21-Mar-20
19 Nantilla Crescent Werribee VIC 3030	\$677,000	12-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: 02 June 2020



**2 Wallaroo Square Werribee VIC 3030**

 3  2  2

Sold Price

**\$635,000**

Sold Date

**11-May-20**

Distance

**1.45km**



**10 Lauraville Avenue Werribee VIC 3030**

 4  3  2

Sold Price

**\$640,000**

Sold Date

**21-Mar-20**

Distance

**0.99km**



**19 Nantilla Crescent Werribee VIC 3030**

 4  2  3

Sold Price

**\$677,000**

Sold Date

**12-May-20**

Distance

**0.9km**

RS = Recent sale

UN = Undisclosed Sale

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