

## 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

8 Ivy 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

\$649,000

&

\$699,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$513,000

Property type

House

Suburb

Werribee

Period-from

01 Nov 2019

to

31 Oct 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

3 Focal Road Werribee VIC 3030	\$695,000	04-Jun-20
16 Shipwright Parade Werribee VIC 3030	\$659,000	11-Jun-20
3 Lilac Court Wyndham Vale VIC 3024	\$652,000	16-Sep-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: 11 November 2020



**3 Focal Road Werribee VIC 3030** Sold Price **\$695,000** Sold Date **04-Jun-20**

 4  2  2

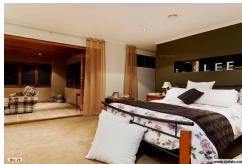
Distance **1.19km**



**16 Shipwright Parade Werribee VIC 3030** Sold Price **\$659,000** Sold Date **11-Jun-20**

 4  2  2

Distance **2.59km**



**3 Lilac Court Wyndham Vale VIC 3024** Sold Price **\$652,000** Sold Date **16-Sep-20**

 4  2  2

Distance **4.08km**

RS = Recent sale      UN = Undisclosed Sale

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