

## 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

1B Hodge Street 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

\$495,000

&

\$539,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$380,000

Property type

Unit

Suburb

Werribee

Period-from

01 Jan 2020

to

31 Dec 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

207/116 Watton Street Werribee VIC 3030	\$505,000	06-Feb-20
209/116 Watton Street Werribee VIC 3030	\$525,000	14-Aug-20
39 Parker Street Werribee VIC 3030	\$518,000	13-Aug-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: 18 January 2021



**207/116 Watton Street Werribee VIC 3030**

 2  1  1

Sold Price **\$505,000** Sold Date **06-Feb-20**

Distance **0.63km**



**209/116 Watton Street Werribee VIC 3030**

 2  1  1

Sold Price **\$525,000** Sold Date **14-Aug-20**

Distance **0.63km**



**39 Parker Street Werribee VIC 3030**

 3  2  1

Sold Price **\$518,000** Sold Date **13-Aug-20**

Distance **1.31km**

RS = Recent sale

UN = Undisclosed Sale

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