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	4 Cootamundra Court 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	$600,000	&	$650,000

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
6 Yankos Drive Werribee VIC 3030	$650,000	16-Jul-20
122 Wattle Avenue Werribee VIC 3030	$620,000	16-Oct-20
5 Moubray Court Werribee VIC 3030	$650,000	24-Jun-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: 09 November 2020

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6 Yankos Drive Werribee VIC 3030 Sold Price **$650,000** Sold Date **16-Jul-20**

4 2 2 Distance **0.33km**

122 Wattle Avenue Werribee VIC 3030 Sold Price RS **$620,000** Sold Date **16-Oct-20**

3 2 2 Distance **0.64km**

5 Moubray Court Werribee VIC 3030 Sold Price **$650,000** Sold Date **24-Jun-20**

3 3 - Distance **1.49km**

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

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