

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

6 Focal Road 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

\$710,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$300,500

Property type

Land

Suburb

Werribee

Period-from

01 Oct 2020

to

30 Sep 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

8 Charter Road Werribee VIC 3030	\$703,000	27-May-21
12 Glenelg Road Werribee VIC 3030	\$745,000	14-May-21
36 Murrindal Street Werribee VIC 3030	\$740,000	30-Aug-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: 12 October 2021



8 Charter Road Werribee VIC 3030 Sold Price **\$703,000** Sold Date **27-May-21**
 Distance **0.23km**
 4 beds 2 bathrooms 2 cars



12 Glenelg Road Werribee VIC 3030 Sold Price **\$745,000** Sold Date **14-May-21**
 Distance **0.43km**
 3 beds 2 bathrooms 2 cars



36 Murrindal Street Werribee VIC 3030 Sold Price ^{RS} **\$740,000** Sold Date **30-Aug-21**
 Distance **0.6km**
 4 beds 2 bathrooms 2 cars

RS = Recent sale UN = Undisclosed Sale

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