

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

1/31-33 Deutgam Street 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

\$369,000

&

\$399,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$380,000

Property type

Unit

Suburb

Werribee

Period-from

01 Feb 2020

to

31 Jan 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

19/5 Ovens Court Werribee VIC 3030	\$375,000	11-Nov-20
2/36 Mortimer Street Werribee VIC 3030	\$385,000	19-Nov-20
2/3 Gavan Court Werribee VIC 3030	\$372,000	10-Nov-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: 03 February 2021



19/5 Ovens Court Werribee VIC 3030

 2  1  1

Sold Price

^{RS} **\$375,000**

Sold Date **11-Nov-20**

Distance **1.31km**



2/36 Mortimer Street Werribee VIC 3030

 2  1  2

Sold Price

\$385,000

Sold Date **19-Nov-20**

Distance **1.07km**



2/3 Gavan Court Werribee VIC 3030

 2  1  -

Sold Price

\$372,000

Sold Date **10-Nov-20**

Distance **1.92km**

RS = Recent sale

UN = Undisclosed Sale

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