

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 Arable 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

\$480,000

&

\$515,000

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

6 Hamlet Street Werribee VIC 3030	\$505,000	02-Jul-21
56 Powlett Street Werribee VIC 3030	\$465,000	11-May-21
38 Wagner Drive Werribee VIC 3030	\$460,000	11-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: 15 October 2021



6 Hamlet Street Werribee VIC 3030 Sold Price **\$505,000** Sold Date **02-Jul-21**
 Distance **0.25km**
 3 2 2



56 Powlett Street Werribee VIC 3030 Sold Price **\$465,000** Sold Date **11-May-21**
 Distance **0.38km**
 4 2 2



38 Wagner Drive Werribee VIC 3030 Sold Price **\$460,000** Sold Date **11-Aug-21**
 Distance **0.66km**
 3 2 1

RS = Recent sale UN = Undisclosed Sale

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