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	1/3 Sibley 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	$380,000	&	$410,000

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
1/49-55 Rosella Avenue Werribee VIC 3030	$380,000	07-Aug-20
3/4 Bunya Place Werribee VIC 3030	$420,000	14-Aug-20
1/5 Meek Street Werribee VIC 3030	$410,000	12-Jan-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.~~

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1/49-55 Rosella Avenue Werribee VIC 3030

3 1 1

Sold Price **$380,000** Sold Date **07-Aug-20**

Distance **0.42km**



3/4 Bunya Place Werribee VIC 3030

3 1 1

Sold Price **$420,000** Sold Date **14-Aug-20**

Distance **1.16km**



1/5 Meek Street Werribee VIC 3030

3 1 1

Sold Price RS **$410,000** Sold Date **12-Jan-21**

Distance **1.6km**

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

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