

## 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 Musgrave Street Werribee VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$336,000

&

\$346,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$299,000

Property type

Land

Suburb

Werribee

Period-from

01 Dec 2019

to

30 Nov 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 Musgrave Street Werribee VIC 3030	\$336,000	21-Mar-20
4 Howmans Road Werribee VIC 3030	\$337,000	17-Jul-19
68 Farm Road Werribee VIC 3030	\$336,000	11-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: 22 December 2020



**6 Musgrave Street Werribee VIC 3030**

Sold Price **\$336,000** Sold Date **21-Mar-20**

 -  -  -

Distance **0.02km**



**4 Howmans Road Werribee VIC 3030**

Sold Price **\$337,000** Sold Date **17-Jul-19**

 -  -  -

Distance **0.23km**



**68 Farm Road Werribee VIC 3030**

Sold Price **\$336,000** Sold Date **11-Jun-20**

 4  4  -

Distance **0.24km**

RS = Recent sale      UN = Undisclosed Sale

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