

## 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

20 Flemington Crescent 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

\$495,000

&

\$535,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,750

Property type

House

Suburb

Werribee

Period-from

01 May 2020

to

30 Apr 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

1 Taisho Court Werribee VIC 3030	\$500,000	26-Mar-21
5 Thoroughbred Avenue Werribee VIC 3030	\$520,000	17-Dec-20
16 Thoroughbred Avenue Werribee VIC 3030	\$514,750	07-Apr-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: 07 May 2021



**1 Taisho Court Werribee VIC 3030**

Sold Price

**\$500,000**

Sold Date

**26-Mar-21**

 3  2  2

Distance

**0.24km**



**5 Thoroughbred Avenue Werribee VIC 3030**

Sold Price

**\$520,000**

Sold Date

**17-Dec-20**

 4  2  2

Distance

**0.24km**



**16 Thoroughbred Avenue Werribee VIC 3030**

Sold Price

<sup>RS</sup> **\$514,750**

Sold Date

**07-Apr-21**

 3  1  2

Distance

**0.29km**

RS = Recent sale

UN = Undisclosed Sale

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