

## 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

5 Kevington 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

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,750

Property type

House

Suburb

Werribee

Period-from

01 Apr 2020

to

31 Mar 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

7 Alexandria Way Werribee VIC 3030	\$700,000	25-Nov-20
40 Filmont Drive Werribee VIC 3030	\$647,746	13-Jan-21
10 Harvest Way Werribee VIC 3030	\$710,000	08-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.~~

This Statement of Information was prepared on: 20 April 2021


**7 Alexandria Way Werribee VIC 3030**
 3  2  2

Sold Price

**\$700,000**

 Sold Date **25-Nov-20**

Distance

**0.82km**

**40 Filmont Drive Werribee VIC 3030**
 3  2  2

Sold Price

**\$647,746**

 Sold Date **13-Jan-21**

Distance

**0.85km**

**10 Harvest Way Werribee VIC 3030**
 3  2  2

Sold Price

**\$710,000**

 Sold Date **08-Jan-21**

Distance

**1.75km**

RS = Recent sale

UN = Undisclosed Sale

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