

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode

28 Queensbury Way 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 \$380,000 & \$420,000

## Median sale price

(\*Delete house or unit as applicable)

Median Price \$495,000 \*House  \*Unit  Suburb Werribee

Period-from 01 Aug 2018 to 31 Jul 2019 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
29 Queensbury Way Werribee VIC 3030	\$420,000	04-Jun-19
146 Ballan Road Werribee VIC 3030	\$420,000	30-Jul-19
12 Marlo Square Wyndham Vale VIC 3024	\$400,000	13-Jun-19

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: 19 August 2019

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**29 Queensbury Way Werribee VIC 3030** Sold Price **\$420,000** Sold Date **04-Jun-19**

 3  1  4

Distance **0.05km**



**146 Ballan Road Werribee VIC 3030** Sold Price Sold Date **30-Jul-19**

 3  1  1

Distance **0.36km**



**12 Marlo Square Wyndham Vale VIC 3024** Sold Price **\$400,000** Sold Date **13-Jun-19**

 3  1  2

Distance **0.38km**

RS = Recent sale      UN = Undisclosed Sale

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