

## 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

1/40 Carissa Circuit 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

\$385,000

&

\$415,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$380,000

Property type

Unit

Suburb

Werribee

Period-from

01 Sep 2018

to

31 Aug 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

2/84 Conquest Drive Werribee VIC 3030	\$390,000	02-Jun-19
25/212 Shaws Road Werribee VIC 3030	\$400,000	16-Feb-18
10/183 Shaws Road Werribee VIC 3030	\$380,000	10-Apr-18

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: 11 September 2019

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**2/84 Conquest Drive Werribee VIC 3030** Sold Price **\$390,000** Sold Date **02-Jun-19**  
Distance **0.09km**

 2  1  1



**25/212 Shaws Road Werribee VIC 3030** Sold Price **\$400,000** Sold Date **16-Feb-18**  
Distance **0.16km**

 3  2  1



**10/183 Shaws Road Werribee VIC 3030** Sold Price **\$380,000** Sold Date **10-Apr-18**  
Distance **0.25km**

 2  1  2

RS = Recent sale      UN = Undisclosed Sale

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