

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

19 Werribee Street South Werribee VIC 3030

Indicative selling price

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

Single Price

or range
between

\$1,200,000

&

\$1,320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

House

Suburb

Werribee

Period-from

01 Mar 2019

to

29 Feb 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

93 Princes Highway Werribee VIC 3030	\$2,210,000	15-May-19
1 Queens Court Werribee VIC 3030	\$1,580,000	06-Feb-19
235-237 Princes Highway Werribee VIC 3030	\$1,350,000	07-Apr-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: 26 March 2020



93 Princes Highway Werribee VIC 3030

 4  3  7

Sold Price

\$2,210,000

Sold Date

15-May-19

Distance

2.12km



1 Queens Court Werribee VIC 3030

 3  1  2

Sold Price

\$1,580,000

Sold Date

06-Feb-19

Distance

2km



235-237 Princes Highway Werribee VIC 3030

 3  -  -

Sold Price

\$1,350,000

Sold Date

07-Apr-19

Distance

3.71km

RS = Recent sale

UN = Undisclosed Sale

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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

1A Pyke Street Werribee VIC 3030

Indicative selling price

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

Single Price

or range
between

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$275,000

Property type

Land

Suburb

Werribee

Period-from

01 Mar 2019

to

29 Feb 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

127 Synnot Street Werribee VIC 3030	\$620,000	24-Jun-19
34 Wedge Street South Werribee VIC 3030	\$650,000	25-Oct-19
11 Beamish Street Werribee VIC 3030	\$620,000	29-Feb-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: 26 March 2020



127 Synnot Street Werribee VIC 3030

 3  1  2

Sold Price **\$620,000** Sold Date **24-Jun-19**

Distance **0.27km**



34 Wedge Street South Werribee VIC 3030

 3  1  1

Sold Price **\$650,000** Sold Date **25-Oct-19**

Distance **0.34km**



11 Beamish Street Werribee VIC 3030

 4  1  2

Sold Price ^{RS} **\$620,000** Sold Date **29-Feb-20**

Distance **0.67km**

RS = Recent sale UN = Undisclosed Sale

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