

# 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 14 Stilt Court, Werribee, VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$470,000

&

\$500,000

### Median sale price

Median price

\$538,000

Property Type

House

Suburb

Werribee (3030)

Period - From

01/01/2021

to

31/03/2021

Source

REIV

### Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
18 SWALLOW STREET, WERRIBEE VIC 3030	\$475,000	12/05/2021
139 SHAWS ROAD, WERRIBEE VIC 3030	\$483,000	06/01/2021
10 KINGFISHER COURT, WERRIBEE VIC 3030	\$495,000	19/12/2021

This Statement of Information was prepared on: 11/06/2021