

## 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

1/16 Dotterel 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$350,000

&

\$370,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Werribee

Period-from

01 Nov 2020

to

31 Oct 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 11 Bellbird Court Werribee VIC 3030      | \$370,000 | 29-Sep-21 |
| 2/39 Songlark Crescent Werribee VIC 3030 | \$382,000 | 05-Aug-21 |
| 2/33 Bower Drive Werribee VIC 3030       | \$360,000 | 26-Aug-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: 10 November 2021



**11 Bellbird Court Werribee VIC 3030**

 2  1  1

Sold Price

<sup>RS</sup> **\$370,000**

Sold Date

**29-Sep-21**

Distance

**0.27km**



**2/39 Songlark Crescent Werribee VIC 3030**

 2  1  1

Sold Price

**\$382,000**

Sold Date

**05-Aug-21**

Distance

**0.62km**



**2/33 Bower Drive Werribee VIC 3030**

 2  1  2

Sold Price

**\$360,000**

Sold Date

**26-Aug-21**

Distance

**0.86km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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