

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

6 COLLINS 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$589,500

Property type

House

Suburb

Werribee

Period-from

01 May 2021

to

30 Apr 2022

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

6 RAVEN GROVE WERRIBEE VIC 3030	\$630,000	06-Jan-22
18 BALDING AVENUE WERRIBEE VIC 3030	\$685,000	19-Mar-22
23 BURKE STREET WERRIBEE VIC 3030	\$690,000	15-Mar-22

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: 21 May 2022



6 RAVEN GROVE WERRIBEE VIC 3030

3 1 2

Sold Price **\$630,000** Sold Date **06-Jan-22**

Distance **0.11km**



18 BALDING AVENUE WERRIBEE VIC 3030

3 1 2

Sold Price ^{RS} **\$685,000** Sold Date **19-Mar-22**

Distance **0.19km**



23 BURKE STREET WERRIBEE VIC 3030

3 3 2

Sold Price ^{RS} **\$690,000** Sold Date **15-Mar-22**

Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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