

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

8/218 Shaws Road 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

\$399,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$382,000

Property type

Unit

Suburb

Werribee

Period-from

01 Jul 2020

to

30 Jun 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

25/212 Shaws Road Werribee VIC 3030	\$427,000	18-Mar-21
1 Coop Street Werribee VIC 3030	\$420,000	13-Jun-20
20/1-3 Stawell Street Werribee VIC 3030	\$430,000	19-Apr-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: 07 July 2021



25/212 Shaws Road Werribee VIC 3030

Sold Price

\$427,000

Sold Date

18-Mar-21

3 2 1

Distance

0.11km



1 Coop Street Werribee VIC 3030

Sold Price

\$420,000

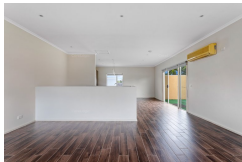
Sold Date

13-Jun-20

3 2 1

Distance

1.03km



20/1-3 Stawell Street Werribee VIC 3030

Sold Price

\$430,000

Sold Date

19-Apr-21

3 2 1

Distance

1.3km

RS = Recent sale

UN = Undisclosed Sale

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