

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

9 Sasha Court 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$492,500

Property type

House

Suburb

Werribee

Period-from

01 Nov 2018

to

31 Oct 2019

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

| | | |
|----------------------------------|-----------|-----------|
| 4 Sasha Court Werribee VIC 3030 | \$581,000 | 01-Oct-19 |
| 3 Pamela Court Werribee VIC 3030 | \$499,000 | 07-Sep-19 |
| 9 Sonia Court Werribee VIC 3030 | \$510,000 | 11-Sep-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: 12 November 2019



4 Sasha Court Werribee VIC 3030 Sold Price **\$581,000** Sold Date **01-Oct-19**

3 2 2

Distance **0.06km**



3 Pamela Court Werribee VIC 3030 Sold Price **\$499,000** Sold Date **07-Sep-19**

4 2 1

Distance **0.25km**



9 Sonia Court Werribee VIC 3030 Sold Price ^{RS} **\$510,000** Sold Date **11-Sep-19**

4 2 1

Distance **0.25km**

RS = Recent sale **UN** = Undisclosed Sale

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