

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

4 Emerald Terrace 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,500

Property type

House

Suburb

Werribee

Period-from

01 Dec 2019

to

30 Nov 2020

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

22 Davern Court Werribee VIC 3030	\$465,000	06-Jul-20
2/18 Lucy Close Tarneit VIC 3029	\$455,000	22-Oct-20
46 Prospect Drive Tarneit VIC 3029	\$470,000	15-Feb-20

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: 14 December 2020



22 Davern Court Werribee VIC 3030

Sold Price

\$465,000

Sold Date

06-Jul-20

3

2

1

Distance

0.09km



2/18 Lucy Close Tarneit VIC 3029

Sold Price

\$455,000

Sold Date

22-Oct-20

3

1

1

Distance

1.36km



46 Prospect Drive Tarneit VIC 3029

Sold Price

\$470,000

Sold Date

15-Feb-20

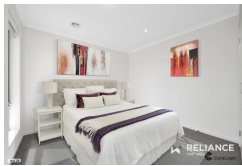
3

1

2

Distance

0.39km



14 Komodo Drive Tarneit VIC 3029

Sold Price

^{RS} **\$480,000**

Sold Date

26-Nov-20

3

2

2

Distance

1.38km

RS = Recent sale

UN = Undisclosed Sale

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