

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

2 Wallaroo Square 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

\$620,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

House

Suburb

Werribee

Period-from

01 Apr 2019

to

31 Mar 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

8 Lauraville Avenue Werribee VIC 3030	\$642,000	28-Dec-19
10 Lauraville Avenue Werribee VIC 3030	\$640,000	21-Mar-20
7 Nantilla Crescent Werribee VIC 3030	\$637,000	18-Nov-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: 14 April 2020



8 Lauraville Avenue Werribee VIC 3030

 4  2  2

Sold Price

\$642,000

Sold Date

28-Dec-19

Distance

0.53km



10 Lauraville Avenue Werribee VIC 3030

 4  3  2

Sold Price

^{RS} **\$640,000**

Sold Date

21-Mar-20

Distance

0.47km



7 Nantilla Crescent Werribee VIC 3030

 3  2  2

Sold Price

\$637,000

Sold Date

18-Nov-19

Distance

1.29km

RS = Recent sale

UN = Undisclosed Sale

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