

## 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

25 Golden Avenue Werribee VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$420,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

House

Suburb

Werribee

Period-from

01 Mar 2019

to

29 Feb 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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 10 Rock Street Werribee VIC 3030  | \$370,000 | 31-Aug-19 |
| 102 Market Road Werribee VIC 3030 | \$407,500 | 16-Nov-19 |
| 3 Little Street Werribee VIC 3030 | \$383,000 | 11-Dec-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: 25 March 2020



**10 Rock Street Werribee VIC 3030** Sold Price **\$370,000** Sold Date **31-Aug-19**  
 Distance **0.1km**  
 3 2 1



**102 Market Road Werribee VIC 3030** Sold Price **\$407,500** Sold Date **16-Nov-19**  
 Distance **0.2km**  
 3 1 2



**3 Little Street Werribee VIC 3030** Sold Price **\$383,000** Sold Date **11-Dec-19**  
 Distance **0.2km**  
 3 1 1



**14 Golden Avenue Werribee VIC 3030** Sold Price **\$465,000** Sold Date **18-Jan-20**  
 Distance **0.22km**  
 3 1 1



**19 Willow Street Werribee VIC 3030** Sold Price **\$440,000** Sold Date **24-Dec-19**  
 Distance **0.25km**  
 3 1 1



**13 Willow Street Werribee VIC 3030** Sold Price **\$439,100** Sold Date **12-Nov-19**  
 Distance **0.26km**  
 3 1 2

RS = Recent sale UN = Undisclosed Sale

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