

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

19 Nattarak Avenue 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

\$419,000

&

\$439,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$285,000

Property type

Land

Suburb

Werribee

Period-from

01 Oct 2018

to

30 Sep 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

10 Azolla Avenue Werribee VIC 3030	\$430,000	19-May-19
15 Mantello Drive Werribee VIC 3030	\$430,000	16-Sep-19
103 Newmarket Road Werribee VIC 3030	\$440,000	10-Jul-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: 16 October 2019

10 Azolla Avenue Werribee VIC 3030

 3  2  -

Sold Price

\$430,000

Sold Date

19-May-19

Distance

0.44km



15 Mantello Drive Werribee VIC 3030

 3  2  1

Sold Price

^{RS} **\$430,000**

Sold Date

16-Sep-19

Distance

1.73km



103 Newmarket Road Werribee VIC 3030

 4  2  1

Sold Price

\$440,000

Sold Date

10-Jul-19

Distance

1.87km



6 Weemala Grove Werribee VIC 3030

 4  2  2

Sold Price

\$455,000

Sold Date

02-Sep-19

Distance

2.12km

RS = Recent sale

UN = Undisclosed Sale

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