

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

5 Dotterel 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

House

Suburb

Werribee

Period-from

01 Dec 2018

to

30 Nov 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

7 Dotterel Court Werribee VIC 3030	\$500,000	05-Dec-19
17 Silvereye Crescent Werribee VIC 3030	\$580,000	03-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: 13 December 2019



**7 Dotterel Court Werribee VIC
3030**

3 1 2

Sold Price

^{RS} **\$500,000** Sold Date **05-Dec-19**

Distance **0.02km**



**17 Silvereys Crescent Werribee VIC
3030**

4 1 -

Sold Price

\$580,000 Sold Date **03-Jul-19**

Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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