

## 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

121-125 Farm Road 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

\$337,000

&

\$616,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$270,000

Property type

Land

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

5 Watkins Grove Werribee VIC 3030	\$692,000	30-Nov-19
21 Dequin Court Werribee VIC 3030	\$430,000	19-Jun-19
14 Gawler Street Werribee VIC 3030	\$368,000	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: 19 December 2019