

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

44 Wedge Street South 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$492,500

Property type

House

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

| | | |
|--|-----------|-----------|
| 44B Wedge Street South Werribee VIC 3030 | \$500,000 | 11-Sep-19 |
| 24 Railway Avenue Werribee VIC 3030 | \$435,000 | 19-Oct-19 |
| 7 Queens Court Werribee VIC 3030 | \$510,000 | 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: 29 October 2019


44B Wedge Street South Werribee VIC 3030
 3  1  1

Sold Price

\$500,000

Sold Date

11-Sep-19

Distance

0.01km

24 Railway Avenue Werribee VIC 3030
 3  1  1

Sold Price

^{RS} **\$435,000**

Sold Date

19-Oct-19

Distance

1.09km

7 Queens Court Werribee VIC 3030
 3  1  1

Sold Price

\$510,000

Sold Date

10-Jul-19

Distance

1.72km

173 Werribee Street North Werribee VIC 3030
 3  1  1

Sold Price

\$542,000

Sold Date

11-Sep-19

Distance

1.77km
RS = Recent sale

UN = Undisclosed Sale

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