

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

154 Farm Road 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

\$290,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$275,000

Property type

Land

Suburb

Werribee

Period-from

01 Apr 2019

to

31 Mar 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

21 Murrindal Street Werribee VIC 3030	\$280,000	09-Apr-19
12 Riparian Street Werribee VIC 3030	\$283,000	09-Oct-18
8 Moyne Road Werribee VIC 3030	\$286,500	28-Dec-18

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: 06 April 2020



21 Murrindal Street Werribee VIC 3030

Sold Price **\$280,000** Sold Date **09-Apr-19**

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Distance **0.17km**



12 Riparian Street Werribee VIC 3030

Sold Price **\$283,000** Sold Date **09-Oct-18**

- - 2

Distance **0.29km**



8 Moyne Road Werribee VIC 3030

Sold Price **\$286,500** Sold Date **28-Dec-18**

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Distance **0.7km**

RS = Recent sale UN = Undisclosed Sale

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