

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

3/54 Cottrell Street 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

\$340,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Werribee

Period-from

01 Nov 2020

to

31 Oct 2021

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

4/14-16 Mambourin Street Werribee VIC 3030	\$340,000	17-Jun-21
2/156 Werribee Street North Werribee VIC 3030	\$370,000	06-Jul-21
4/22-26 Glen Street Werribee VIC 3030	\$375,000	09-Oct-21

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: 03 November 2021

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4/14-16 Mambourin Street Werribee VIC 3030 Sold Price **\$340,000** Sold Date **17-Jun-21**

2 1 1

Distance **0.5km**



2/156 Werribee Street North Werribee VIC 3030 Sold Price **\$370,000** Sold Date **06-Jul-21**

2 1 1

Distance **0.59km**



4/22-26 Glen Street Werribee VIC 3030 Sold Price ^{RS} **\$375,000** Sold Date **09-Oct-21**

2 1 2

Distance **0.68km**

RS = Recent sale **UN** = Undisclosed Sale

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