

## 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

31 Aquatic Drive Werribee South 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

\$429,000

&

\$439,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$424,000

Property type

Land

Suburb

Werribee South

Period-from

01 Sep 2018

to

31 Aug 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

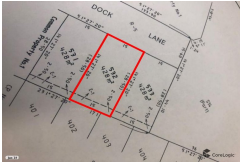
Date of sale

34 Dock Lane Werribee South VIC 3030	\$440,000	06-Aug-18
2 Hobie Drive Werribee South VIC 3030	\$424,000	29-Jul-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: 18 September 2019



**34 Dock Lane Werribee South VIC 3030**

Sold Price

**\$440,000**

Sold Date

**06-Aug-18**



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-



-

Distance

**0.18km**

**2 Hobie Drive Werribee South VIC 3030**

Sold Price

**\$424,000**

Sold Date

**29-Jul-18**



4



2



2

Distance

**0.2km**

RS = Recent sale

UN = Undisclosed Sale

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