# 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

40 Kookaburra Avenue 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	&	\$525,000
Median sale price				

(\*Delete house or unit as applicable)

Median Price	\$525,000	Prop	operty type House		House	Suburb	Werribee
Period-from	01 May 2020	to	30 Apr 2	2021	Source Corelogic		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
51 Parrakeet Road Werribee VIC 3030	\$517,000	30-Dec-20
23 Parrakeet Road Werribee VIC 3030	\$490,000	27-Apr-21
10 Gannet Street Werribee VIC 3030	\$510,250	03-Dec-20

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.

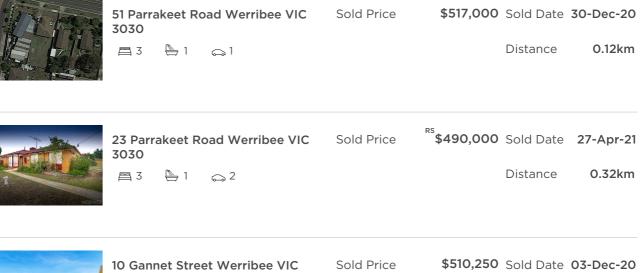
This Statement of Information was prepared on: 19 May 2021



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10 Gannet Street Werribee VIC		Sold Price	\$510,250	Sold Date	03-Dec-20	
□□ 3	۹ ال	ç⇒ 2			Distance	0.43km

RS = Recent sale UN = Undisclosed Sale

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