

## 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

1/7 Melita Avenue Werribee 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

\$670,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$385,000

Property type

Unit

Suburb

Werribee

Period-from

01 May 2020

to

30 Apr 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

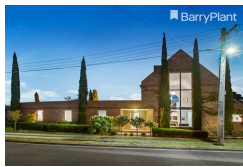
Date of sale

6 Florence Court Werribee VIC 3030	\$708,000	23-Jun-20
22 Riparian Street Werribee VIC 3030	\$693,000	09-Feb-21
50 Powlett Street Werribee VIC 3030	\$655,000	31-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: 25 May 2021



**6 Florence Court Werribee VIC 3030**

3 2 2

Sold Price **\$708,000** Sold Date **23-Jun-20**

Distance **0.03km**



**22 Riparian Street Werribee VIC 3030**

4 2 2

Sold Price **\$693,000** Sold Date **09-Feb-21**

Distance **1.22km**



**50 Powlett Street Werribee VIC 3030**

4 2 2

Sold Price **\$655,000** Sold Date **31-Dec-20**

Distance **1.69km**

RS = Recent sale

UN = Undisclosed Sale

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