

## 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

2/2 Kiely 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

\$335,000

&

\$350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$372,500

Property type

Unit

Suburb

Werribee

Period-from

01 Jul 2019

to

30 Jun 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

|   |           |           |
|---|-----------|-----------|
| 3/13 Deutgam Street Werribee VIC 3030   | \$375,000 | 21-Jul-20 |
| 4/1 Bowman Street Werribee VIC 3030     | \$325,000 | 12-Jun-20 |
| 1/3 Pagnoccolo Street Werribee VIC 3030 | \$340,000 | 19-Jun-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: 28 July 2020



**3/13 Deutgam Street Werribee VIC 3030**

3 1 1

Sold Price

<sup>RS</sup>

**\$375,000**

Sold Date

**21-Jul-20**

Distance

**1.15km**



**4/1 Bowman Street Werribee VIC 3030**

2 1 1

Sold Price

<sup>RS</sup>

**\$325,000**

Sold Date

**12-Jun-20**

Distance

**1.2km**



**1/3 Pagnoccolo Street Werribee VIC 3030**

2 1 1

Sold Price

**\$340,000**

Sold Date

**19-Jun-20**

Distance

**1.25km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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