

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

8 John 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

\$650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$547,000

Property type

House

Suburb

Werribee

Period-from

01 Dec 2020

to

30 Nov 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

7 Alexandria Way Werribee VIC 3030	\$700,000	25-Nov-20
122 Wattle Avenue Werribee VIC 3030	\$620,000	28-Sep-20
17 Paisley Court Werribee VIC 3030	\$790,000	02-Feb-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: 07 December 2021



7 Alexandria Way Werribee VIC 3030

 3  2  2

Sold Price

\$700,000

Sold Date **25-Nov-20**

Distance **0.04km**



122 Wattle Avenue Werribee VIC 3030

 3  2  2

Sold Price

\$620,000

Sold Date **28-Sep-20**

Distance **0.13km**



17 Paisley Court Werribee VIC 3030

 4  2  2

Sold Price

\$790,000

Sold Date **02-Feb-21**

Distance **0.14km**

RS = Recent sale

UN = Undisclosed Sale

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