

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

6 Cottrell 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

or range
between

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

House

Suburb

Werribee

Period-from

01 Sep 2020

to

31 Aug 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

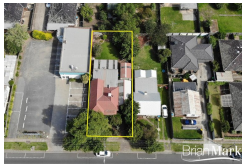
Date of sale

8 Cottrell Street Werribee VIC 3030	\$750,000	25-Feb-21
6 Market Road Werribee VIC 3030	\$1,380,000	12-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: 08 September 2021



8 Cottrell Street Werribee VIC 3030 Sold Price **\$750,000** Sold Date **25-Feb-21**

 3  1  3

Distance **0.02km**



6 Market Road Werribee VIC 3030 Sold Price **\$1,380,000** Sold Date **12-Feb-21**

 3  1  1

Distance **0.13km**

RS = Recent sale **UN** = Undisclosed Sale

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