

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 Stewart Drive 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

\$485,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

House

Suburb

Werribee

Period-from

01 Mar 2019

to

29 Feb 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

7 Stewart Drive Werribee VIC 3030	\$561,000	19-Nov-18
15 Stewart Drive Werribee VIC 3030	\$495,000	23-Oct-19
24 Vaina Street Werribee VIC 3030	\$578,000	02-Nov-19

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: 30 March 2020



7 Stewart Drive Werribee VIC 3030 Sold Price **\$561,000** Sold Date **19-Nov-18**

 4  2  2

Distance **0.04km**



15 Stewart Drive Werribee VIC 3030 Sold Price **\$495,000** Sold Date **23-Oct-19**

 4  2  1

Distance **0.07km**



24 Vaina Street Werribee VIC 3030 Sold Price **\$578,000** Sold Date **02-Nov-19**

 3  2  1

Distance **0.16km**

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

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