

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 Bountiful 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

\$470,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$496,750

Property type

House

Suburb

Werribee

Period-from

01 Jan 2019

to

31 Dec 2019

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

14 Hub Street Werribee VIC 3030	\$511,000	04-Jul-19
23 Natura Avenue Werribee VIC 3030	\$515,000	16-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: 21 January 2020



14 Hub Street Werribee VIC 3030

Sold Price

\$511,000

Sold Date

04-Jul-19

 3  2  2

Distance

0.18km



23 Natura Avenue Werribee VIC 3030

Sold Price

\$515,000

Sold Date

16-Nov-19

 3  2  2

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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