

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

5 Lake Park Court 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$300,000

Property type

Land

Suburb

Werribee

Period-from

01 Feb 2020

to

31 Jan 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

1 Bemm Court Werribee VIC 3030	\$586,000	20-Oct-20
32 Westminster Drive Werribee VIC 3030	\$610,000	15-Jan-21
42 Grant Avenue Werribee VIC 3030	\$634,000	01-Oct-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: 11 February 2021



1 Bemm Court Werribee VIC 3030 Sold Price **\$586,000** Sold Date **20-Oct-20**

 -  2  2

Distance **0.19km**



32 Westminster Drive Werribee VIC 3030 Sold Price ^{RS} **\$610,000** Sold Date **15-Jan-21**

 4  3  9

Distance **0.48km**



42 Grant Avenue Werribee VIC 3030 Sold Price **\$634,000** Sold Date **01-Oct-20**

 4  2  2

Distance **0.95km**

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

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