

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

2 College Road 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

\$599,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Werribee

Period-from

01 Nov 2020

to

31 Oct 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

2/32 Gabrielle Close Werribee VIC 3030	\$615,000	31-May-21
12 Lauraville Avenue Werribee VIC 3030	\$600,000	20-Aug-21
37 Loyola Road Werribee VIC 3030	\$620,500	23-Oct-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 November 2021



2/32 Gabrielle Close Werribee VIC 3030

Sold Price

\$615,000

Sold Date

31-May-21

 3  2  1

Distance

0.77km



12 Lauraville Avenue Werribee VIC 3030

Sold Price

\$600,000

Sold Date

20-Aug-21

 3  1  2

Distance

0.85km



37 Loyola Road Werribee VIC 3030

Sold Price

^{RS} **\$620,500**

Sold Date

23-Oct-21

 3  1  1

Distance

0.89km

RS = Recent sale

UN = Undisclosed Sale

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