

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

465 Duncans Road, Werribee South Vic 3030

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$600,000

&

\$660,000

Median sale price

Median price

House

Unit

Suburb

Werribee South

Period - From

to

Source

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 six 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	69 John St WERRIBEE 3030	\$640,000	20/04/2017
2	19 Jacqueline CI WERRIBEE 3030	\$637,500	08/04/2017
3	117 Wattle Av WERRIBEE 3030	\$610,000	13/06/2017

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 six months.~~



3
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Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 1500 sqm approx

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Comparable Properties



69 John St WERRIBEE 3030 (VG)

Agent Comments

-
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Price: \$640,000

Method: Sale

Date: 20/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 943 sqm approx

19 Jacqueline CI WERRIBEE 3030 (VG)

Agent Comments

4
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Price: \$637,500

Method: Sale

Date: 08/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 860 sqm approx



117 Wattle Av WERRIBEE 3030 (REI)

Agent Comments

4
 2
 4

Price: \$610,000

Method: Private Sale

Date: 13/06/2017

Rooms: 6

Property Type: House

Land Size: 762 sqm approx