

## 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

39 Treeve Parkway Werribee VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$530,000

&

\$575,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$495,000

Property type

House

Suburb

Werribee

Period-from

01 Nov 2018

to

31 Oct 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

3 Wolomina Crescent Werribee VIC 3030	\$570,000	11-Jun-19
12 Yaleri Rise Werribee VIC 3030	\$530,000	26-Oct-19
21 Goldeneye Circuit Werribee VIC 3030	\$543,000	27-Aug-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: 27 November 2019



**3 Wolomina Crescent Werribee VIC 3030** Sold Price **\$570,000** Sold Date **11-Jun-19**

4 2 2

Distance **0.27km**



**12 Yaleri Rise Werribee VIC 3030** Sold Price <sup>RS</sup> **\$530,000** Sold Date **26-Oct-19**

4 2 2

Distance **0.28km**



**21 Goldeneye Circuit Werribee VIC 3030** Sold Price **\$543,000** Sold Date **27-Aug-19**

4 2 2

Distance **0.33km**

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

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