

## 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

12 Hawkesbury Road 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

\$550,000

&

\$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

House

Suburb

Werribee

Period-from

01 Jul 2020

to

30 Jun 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

7 Hawkesbury Road Werribee VIC 3030	\$550,000	20-Jul-21
11 Greenfield Court Werribee VIC 3030	\$610,000	04-Jan-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: 28 July 2021



### 7 Hawkesbury Road Werribee VIC 3030

 3
  1
  4

Sold Price

<sup>RS</sup>
**\$550,000**

Sold Date

**20-Jul-21**

Distance

**0.09km**


### 11 Greenfield Court Werribee VIC 3030

 3
  2
  2

Sold Price

**\$610,000**

Sold Date

**04-Jan-21**

Distance

**0.47km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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