

## 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

15/1-3 Stawell Street 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

\$430,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$375,000

Property type

Unit

Suburb

Werribee

Period-from

01 Dec 2018

to

30 Nov 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

17/1-3 Stawell Street Werribee VIC 3030	\$445,000	26-Feb-18
2/15 Cottrell Street Werribee VIC 3030	\$440,000	18-Feb-19
3/115 Werribee Street North Werribee VIC 3030	\$460,000	06-Nov-17

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: 21 December 2019



**17/1-3 Stawell Street Werribee VIC 3030**

Sold Price

**\$445,000**

Sold Date

**26-Feb-18**

3

2

2

Distance

**0.03km**



**2/15 Cottrell Street Werribee VIC 3030**

Sold Price

**\$440,000**

Sold Date

**18-Feb-19**

3

2

1

Distance

**0.26km**



**3/115 Werribee Street North Werribee VIC 3030**

Sold Price

**\$460,000**

Sold Date

**06-Nov-17**

3

2

1

Distance

**0.39km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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