

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

13 Somerset Close 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

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,500

Property type

House

Suburb

Werribee

Period-from

01 Oct 2018

to

30 Sep 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

40 Hooker Road Werribee VIC 3030	\$400,000	24-Sep-19
19 Elizabeth Avenue Werribee VIC 3030	\$395,000	28-Jul-19
98 Cambridge Crescent Wyndham Vale VIC 3024	\$400,000	29-Jul-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: 03 October 2019

**40 Hooker Road Werribee VIC
3030**

Sold Price

^{RS} **\$400,000**

Sold Date

24-Sep-19

 3  1  -

Distance

0.3km



**19 Elizabeth Avenue Werribee VIC
3030**

Sold Price

^{RS} **\$395,000**

Sold Date

28-Jul-19

 3  2  1

Distance

0.75km



**98 Cambridge Crescent Wyndham
Vale VIC 3024**

Sold Price

\$400,000

Sold Date

29-Jul-19

 3  1  2

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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