

# 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 Everwin Drive, Werribee, VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$445,000

&

\$485,000

### Median sale price

Median price

\$550,000

Property Type

House

Suburb

Werribee (3030)

Period - From

01/12/2020

to

30/10/2021

Source

CoreLogic

### Comparable property sales

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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
5 WILTSHIRE PLACE, WYNDHAM VALE VIC 3024	\$446,000	31/07/2021
5 CLOVER LANE, WYNDHAM VALE VIC 3024	\$470,000	28/10/2021
12 FAWKNER ROAD, MANOR LAKES VIC 3024	\$467,000	24/11/2021

This Statement of Information was prepared on: 17/12/2021