

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

6/9-11 Market Road 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

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Werribee

Period-from

01 Nov 2020

to

31 Oct 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

7/2-6 Kelly Street Werribee VIC 3030	\$321,500	18-Jun-21
3/16 Centre Avenue Werribee VIC 3030	\$325,000	05-Jul-21
2/11A Edgar Street Werribee VIC 3030	\$385,000	01-Nov-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: 23 November 2021



7/2-6 Kelly Street Werribee VIC 3030

 2  1  1

Sold Price

\$321,500

Sold Date

18-Jun-21

Distance

0.3km



3/16 Centre Avenue Werribee VIC 3030

 3  1  2

Sold Price

\$325,000

Sold Date

05-Jul-21

Distance

0.72km



2/11A Edgar Street Werribee VIC 3030

 2  1  1

Sold Price

^{RS} **\$385,000**

Sold Date

01-Nov-21

Distance

1.12km

RS = Recent sale

UN = Undisclosed Sale

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