

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

7/141-143 Princes Highway 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

\$460,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$382,000

Property type

Unit

Suburb

Werribee

Period-from

01 Jun 2020

to

31 May 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

3/141-143 Princes Highway Werribee VIC 3030	\$480,000	09-Feb-21
2/65 Market Road Werribee VIC 3030	\$540,000	09-Feb-21
1/11A Moffatt Crescent Hoppers Crossing VIC 3029	-	16-Dec-20

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: 24 June 2021