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<br>Including suburb and postcode | 28 Cassowary Avenue 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 | $420,000 | & | $460,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $520,750 | Property type | House | Suburb | Werribee |
| Period-from | 01 Apr 2020 | to | 31 Mar 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 |
|---|---|---|
| 11 Cassowary Avenue Werribee VIC 3030 | $430,000 | 13-Dec-20 |
| 12 Quartok Avenue Werribee VIC 3030 | $455,000 | 14-Jan-21 |
| 9 Savage Court Werribee VIC 3030 | $410,000 | 17-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.~~

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**11 Cassowary Avenue Werribee VIC 3030**

3 2 2

Sold Price RS **$430,000** Sold Date **13-Dec-20**

Distance **0.17km**



**12 Quartok Avenue Werribee VIC 3030**

3 2 2

Sold Price **$455,000** Sold Date **14-Jan-21**

Distance **2.34km**



**9 Savage Court Werribee VIC 3030**

3 2 2

Sold Price **$410,000** Sold Date **17-Dec-20**

Distance **4.3km**

**RS** = Recent sale **UN** = Undisclosed Sale

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