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	113 Flemington Crescent 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	$490,000	&	$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$540,000	Property type	House	Suburb	Werribee
Period-from	01 Aug 2020	to	31 Jul 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
18 Cambridge Crescent Werribee VIC 3030	$487,500	02-Apr-21
2 Torbay Court Werribee VIC 3030	$526,500	22-Jun-21
1 Grant Avenue Werribee VIC 3030	$525,000	19-Jun-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.~~

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18 Cambridge Crescent Werribee VIC 3030

4 2 1

Sold Price **$487,500** Sold Date **02-Apr-21**

Distance **1.07km**



2 Torbay Court Werribee VIC 3030

4 2 2

Sold Price **$526,500** Sold Date **22-Jun-21**

Distance **1.11km**



1 Grant Avenue Werribee VIC 3030

4 2 2

Sold Price **$525,000** Sold Date **19-Jun-21**

Distance **1.44km**

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

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