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	5 Birubi Place 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	$645,000	&	$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$542,000	Property type	House	Suburb	Werribee
Period-from	01 Oct 2020	to	30 Sep 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.

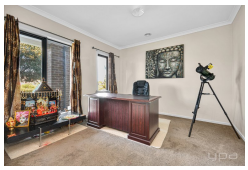
Address of comparable property	Price	Date of sale
4 Amaroo Walk Werribee VIC 3030	$718,000	24-Jun-21
4 Weemala Grove Werribee VIC 3030	$700,000	01-Aug-21
1 Cerulean View Werribee VIC 3030	$646,000	24-Jun-21

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.~~

This Statement of Information was prepared on: 01 October 2021

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4 Amaroo Walk Werribee VIC 3030 Sold Price **$718,000** Sold Date **24-Jun-21**

4 2 2 Distance **0.16km**



4 Weemala Grove Werribee VIC 3030 Sold Price **$700,000** Sold Date **01-Aug-21**

4 2 2 Distance **0.35km**



1 Cerulean View Werribee VIC 3030 Sold Price **$646,000** Sold Date **24-Jun-21**

4 2 2 Distance **0.68km**

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

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