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 | 9 Olivetree Close 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 | $690,000 | & | $730,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $560,000 | Property type | House | Suburb | Werribee |
| Period-from | 01 Feb 2021 | to | 31 Jan 2022 | 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 |
|---|---|---|
| 52 Golden Avenue Werribee VIC 3030 | $700,000 | 04-Aug-21 |
| 8 Templeton Court Werribee VIC 3030 | $700,000 | 28-Sep-21 |
| 14 Vaina Street Werribee VIC 3030 | $705,500 | 28-Sep-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: 08 February 2022



CONSUMER AFFAIRS VICTORIA

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**52 Golden Avenue Werribee VIC 3030**

4 2 2

Sold Price **$700,000** Sold Date **04-Aug-21**

Distance **0.35km**




**8 Templeton Court Werribee VIC 3030**

3 2 2

Sold Price Sold Date **28-Sep-21**

Distance **0.23km**



**14 Vaina Street Werribee VIC 3030**

4 2 4

Sold Price **$705,500** Sold Date **28-Sep-21**

Distance **0.24km**

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

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