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	8 Highbury Road 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	$620,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$512,694	Property type	House	Suburb	Werribee
Period-from	01 Mar 2020	to	28 Feb 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 Battley Road Werribee VIC 3030	$600,000	29-Oct-20
8 Ivy Court Werribee VIC 3030	$665,000	10-Dec-20
8 Glenelg Road Werribee VIC 3030	$635,000	15-Jan-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: 12 March 2021

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4 Battley Road Werribee VIC 3030 Sold Price **$600,000** Sold Date **29-Oct-20**

4 2 2 Distance **0.2km**



8 Ivy Court Werribee VIC 3030 Sold Price **$665,000** Sold Date **10-Dec-20**

4 2 2 Distance **0.7km**



8 Glenelg Road Werribee VIC 3030 Sold Price **$635,000** Sold Date **15-Jan-21**

3 2 2 Distance **0.97km**

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

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