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: 5/18-20 Glen Street 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: $345,000 | & $365,000

Median sale price

(*Delete house or unit as applicable)

Median Price: $380,000 | Property type: Unit | Suburb: Werribee

Period-from: 01 Dec 2019 | to: 30 Nov 2020 | 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
3/22 Centre Avenue Werribee VIC 3030	$335,000	28-Apr-20
3/18 McDonald Street Werribee VIC 3030	$342,000	14-Jul-20
3/183 Shaws Road Werribee VIC 3030	$380,000	27-Mar-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.~~

This Statement of Information was prepared on: 01 December 2020

CONSUMER AFFAIRS VICTORIA