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: 50 Thames Boulevard 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: $470,000 | &: $490,000

Median sale price

(*Delete house or unit as applicable)

Median Price: $300,000 | Property type: Land | Suburb: Werribee

Period-from: 01 Feb 2020 | to: 31 Jan 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
31 Danube Drive Werribee VIC 3030	$455,000	29-Oct-20
2 Songlark Crescent Werribee VIC 3030	$480,000	22-Dec-20
2 Argyle Crescent Werribee VIC 3030	$451,000	19-Oct-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: 02 February 2021

CONSUMER AFFAIRS VICTORIA