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	9/2-6 Kelly 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	$325,000	&	$345,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$400,000	Property type	Unit	Suburb	Werribee
Period-from	01 Nov 2020	to	31 Oct 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
4/22-26 Glen Street Werribee VIC 3030	$375,000	09-Oct-21
8/5 Tower Road Werribee VIC 3030	$375,000	03-Aug-21
4/14-16 Mambourin Street Werribee VIC 3030	$340,000	17-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.~~

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4/22-26 Glen Street Werribee VIC 3030

2 1 2

Sold Price RS **$375,000** Sold Date **09-Oct-21**

Distance **0.31km**



8/5 Tower Road Werribee VIC 3030

2 1 1

Sold Price **$375,000** Sold Date **03-Aug-21**

Distance **0.43km**



4/14-16 Mambourin Street Werribee VIC 3030

2 1 1

Sold Price **$340,000** Sold Date **17-Jun-21**

Distance **1.31km**

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

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