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	6 KIELY AVENUE 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	$650,000	&	$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$600,000	Property type	House	Suburb	Werribee
Period-from	01 Aug 2021	to	31 Jul 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
6 COLLINS STREET WERRIBEE VIC 3030	$650,000	26-May-22
3 CARTER CRESCENT WERRIBEE VIC 3030	$662,000	07-Jun-22
12 JELLICOE STREET WERRIBEE VIC 3030	$655,000	17-Jun-22

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: 15 August 2022

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6 COLLINS STREET WERRIBEE VIC 3030

3 1 2

Sold Price **$650,000** Sold Date **26-May-22**

Distance **0.86km**



3 CARTER CRESCENT WERRIBEE VIC 3030

4 2 1

Sold Price RS **$662,000** Sold Date **07-Jun-22**

Distance **0.92km**



12 JELLICOE STREET WERRIBEE VIC 3030

3 2 4

Sold Price **$655,000** Sold Date **17-Jun-22**

Distance **1.64km**

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

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