

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 Thornbill Drive 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

\$590,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

House

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

10 Harvest Way Werribee VIC 3030	\$710,000	08-Jan-21
4 Feijoa Court Werribee VIC 3030	\$630,000	23-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: 05 February 2021



10 Harvest Way Werribee VIC 3030 Sold Price ^{RS} \$710,000 Sold Date 08-Jan-21

 4  2  2

Distance 0.4km



4 Feijoa Court Werribee VIC 3030 Sold Price \$630,000 Sold Date 23-Oct-20

 4  2  2

Distance 0.43km

RS = Recent sale UN = Undisclosed Sale

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