

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

3 Queensbury Way, Werribee 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$550,000

Median sale price

Median price

\$560,000

Property type

House

Suburb

Werribee

Period - From

March 2021

to

May 2021

Source

APM - Pricfinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1 – 9 Gerald Street, Werribee	\$500,000	27/04/2021
2 – 13 Edinburgh Court, Werribee	\$570,000	27/03/2021
3 – 21 Enfield Avenue, Werribee	\$530,000	18/03/2021

This Statement of Information was prepared on:

28/07/2021

Brian Mark
The local agents you can trust