

## 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 Aylesbury Terrace Werribee VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$310,000

&

\$340,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$285,000

Property type

Land

Suburb

Werribee

Period-from

01 Jun 2019

to

31 May 2020

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

12 Rabbit Crescent Werribee VIC 3030	\$315,000	21-Jan-20
26 Totterdown Way Werribee VIC 3030	\$315,000	16-Dec-19
4 Billeroy Way Werribee VIC 3030	\$305,000	02-Jun-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: 08 June 2020



**12 Rabbit Crescent Werribee VIC 3030**

Sold Price

**\$315,000**

Sold Date

**21-Jan-20**

4 3 -

Distance

**2.33km**



**26 Totterdown Way Werribee VIC 3030**

Sold Price

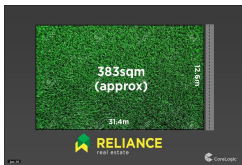
Sold Date

**16-Dec-19**

4 3 -

Distance

**0.71km**



**4 Billeroy Way Werribee VIC 3030**

Sold Price

<sup>RS</sup> **\$305,000**

Sold Date

**02-Jun-20**

- - -

Distance

**1.28km**

RS = Recent sale

UN = Undisclosed Sale

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