



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

35 Hawkesbury Road, Werribee

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$455,000

&

\$475,000

### Median sale price

Median price

\$500,000

House



Unit



Suburb

Werribee

Period - From

Mar 2019

to

Feb 2020

Source

RP Data Core Logic

### Comparable 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.

#### Comparable #1

<b>Address</b>	16 Kingfisher Court, Werribee		
<b>Sale Price</b>	\$470,000	<b>Date of Sale</b>	20/11/2019

#### Comparable #2

<b>Address</b>	61 Rowes Road, Werribee		
<b>Sale Price</b>	\$472,000	<b>Date of Sale</b>	31/10/2019

#### Comparable #3

<b>Address</b>	21 Songlark Crescent, Werribee		
<b>Sale Price</b>	\$481,000	<b>Date of Sale</b>	01/11/2019

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25 March 2020