

## 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

119 Duncans Road 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

\$700,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$512,694

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**

Address of comparable property	Price	Date of sale

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: 12 March 2021