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**Rooms:**  
**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative**  
\$200,000  
**Median**  
March

**Selling Price**  
- \$210,000  
**Unit Price**  
quarter 2017: \$340,000

## Comparable Properties



**5/2-6 Kelly St WERRIBEE 3030 (REI/VG)**

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**Price:** \$265,000  
**Method:** Private Sale  
**Date:** 24/03/2017  
**Rooms:** 4  
**Property Type:** Unit  
**Land Size:** 109 sqm approx

**Agent Comments**  
2 bedroom modern unit  
approximately 300 metres to Werribee CBD



**2/25 Deutgam St WERRIBEE 3030 (REI/VG)**

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**Price:** \$260,000  
**Method:** Private Sale  
**Date:** 20/12/2016  
**Rooms:** 2  
**Property Type:** Unit

**Agent Comments**  
One bedroom unit with open plan living,  
galley kitchen, landscaped courtyard -  
walk to Werribee Central



**13/2 Kelly St WERRIBEE 3030 (VG)**

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**Price:** \$213,600  
**Method:** Sale  
**Date:** 30/11/2016  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)

**Agent Comments**  
Very modern one bedroom unit with large courtyard  
Two minutes walk to Werribee Station, shopping  
centre, cafes.

## 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

Unit 15/5 Ovens Court, Werribee Vic 3030

#### Indicative selling price

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

Range between

\$200,000

&

\$210,000

#### Median sale price

Median price

\$340,000

Unit

X

Suburb

Werribee

Period - From

01/01/2017

to

31/03/2017

Source

REIV

#### Comparable property sales

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
5/2-6 Kelly St WERRIBEE 3030	\$265,000	24/03/2017
2/25 Deutgam St WERRIBEE 3030	\$260,000	20/12/2016
13/2 Kelly St WERRIBEE 3030	\$213,600	30/11/2016