

## 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

16 LEAFY 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

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Werribee

Period-from

01 Sep 2022

to

31 Aug 2023

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

6 WONDERLAND ROAD WERRIBEE VIC 3030	\$740,000	03-Apr-23
10 RINELLA WAY WERRIBEE VIC 3030	\$711,000	29-Aug-23
15 MURRINDAL STREET WERRIBEE VIC 3030	\$745,000	04-Apr-23

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: 26 September 2023



**6 WONDERLAND ROAD  
WERRIBEE VIC 3030**

 4  2  2

Sold Price **\$740,000** Sold Date **03-Apr-23**

Distance **0.17km**



**10 RINELLA WAY WERRIBEE VIC  
3030**

 4  2  2

Sold Price <sup>RS</sup> **\$711,000** Sold Date **29-Aug-23**

Distance **0.97km**



**15 MURRINDAL STREET WERRIBEE  
VIC 3030**

 4  2  2

Sold Price **\$745,000** Sold Date **04-Apr-23**

Distance **1.83km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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