

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

2 ILLABUNDA DRIVE WERRIBEE VIC 3030

Indicative selling price

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

Single Price

or range
between

\$520,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$609,000

Property type

House

Suburb

Werribee

Period-from

01 May 2023

to

30 Apr 2024

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

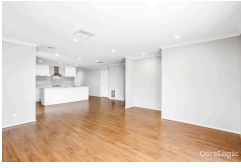
Date of sale

4 NARI PLACE WERRIBEE VIC 3030	\$560,000	19-Sep-23
19 AMAROO WALK WERRIBEE VIC 3030	\$555,000	03-Nov-23
15 DALMATIAN WALK WERRIBEE VIC 3030	\$540,000	16-Mar-24

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: 23 May 2024



4 NARI PLACE WERRIBEE VIC 3030

 3  2  -

Sold Price **\$560,000** Sold Date **19-Sep-23**

Distance **0.21km**

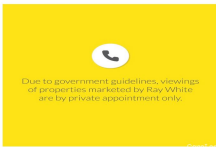


19 AMAROO WALK WERRIBEE VIC 3030

 4  2  2

Sold Price **\$555,000** Sold Date **03-Nov-23**

Distance **0.31km**



15 DALMATIAN WALK WERRIBEE VIC 3030

 3  2  2

Sold Price **\$540,000** Sold Date **16-Mar-24**

Distance **0.35km**

RS = Recent sale UN = Undisclosed Sale

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