

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 SPECTOR WALK 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Werribee

Period-from

01 Jan 2023

to

31 Dec 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

8 BOUNTIFUL STREET WERRIBEE VIC 3030	\$620,500	29-Oct-23
7 CONSTANCE STREET WERRIBEE VIC 3030	\$630,000	11-Dec-23
12 ARTHURDALE CRESCENT WERRIBEE VIC 3030	\$612,500	31-Oct-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: 24 January 2024

**8 BOUNTIFUL STREET WERRIBEE
VIC 3030**3  2  1 

Sold Price

\$620,500

Sold Date

29-Oct-23

Distance

1.21km**7 CONSTANCE STREET WERRIBEE
VIC 3030**4  2  1 

Sold Price

^{RS} **\$630,000**

Sold Date

11-Dec-23

Distance

3.37km**12 ARTHURDALE CRESCENT
WERRIBEE VIC 3030**4  2  2 

Sold Price

\$612,500

Sold Date

31-Oct-23

Distance

2.39km

RS = Recent sale

UN = Undisclosed Sale

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