## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

le							
4/73-75 ROSELLA AVENUE WERRIBEE VIC 3030							
e see consumer.vio	c.gov.au	/underquoting (	*Delete sing	le price	e or range a	s applicable)	
		or range between	\$410,0	\$410,000		\$440,000	
nlicable)							
\$430,000	,		Unit	Unit		Werribee	
01 Feb 2023	31 Jan 2024		l s	Source		Corelogic	
properties sold with t's representative o	<del>nin two l</del>	kilometres of the	e property fo	the pr	operty for sa	ale.	
roperty				Price		Date of sale	
	4/73-75 ROSE e see consumer.vic plicable) \$430,000  01 Feb 2023 eales (*Delete A	4/73-75 ROSELLA AV e see consumer.vic.gov.au plicable) \$430,000 Prop  01 Feb 2023 to  cales (*Delete A or B be properties sold within two lat's representative consider	e see consumer.vic.gov.au/underquoting ( or range between  plicable)  \$430,000 Property type  01 Feb 2023 to 31 Jan 2024  cales (*Delete A or B below as approperties sold within two kilometres of the tree representative considers to be most considered.	e see consumer.vic.gov.au/underquoting (*Delete sing or range between \$410,000)  plicable)  \$430,000 Property type Unit  01 Feb 2023 to 31 Jan 2024 S  cales (*Delete A or B below as applicable)  properties sold within two kilometres of the property fout's representative considers to be most comparable to	4/73-75 ROSELLA AVENUE WERRIBEE VIC 3030  e see consumer.vic.gov.au/underquoting (*Delete single price or range between \$410,000  plicable)  \$430,000 Property type Unit  01 Feb 2023 to 31 Jan 2024 Source  cales (*Delete A or B below as applicable)  properties sold within two kilometres of the property for sale in the representative considers to be most comparable to the price of the property for sale in the representative considers to be most comparable to the price of the property for sale in the property for sale in the property of the property for sale in the pr	4/73-75 ROSELLA AVENUE WERRIBEE VIC 3030  e see consumer.vic.gov.au/underquoting (*Delete single price or range a or range between \$410,000 &  plicable)  \$430,000 Property type Unit Suburb  01 Feb 2023 to 31 Jan 2024 Source  ales (*Delete A or B below as applicable)  properties sold within two kilometres of the property for sale in the last 6 tt's representative considers to be most comparable to the property for sale.	

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: 19 February 2024



В\*