### 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

42 Yallaroo Chase, Werribee Vic 3030

#### Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au | /underquot | ting |        |          |
|-----------------|-------------------|------|--------------|------|------------|------|--------|----------|
| Range betweer   | \$630,000         |      | &            |      | \$693,000  |      |        |          |
| Median sale p   | rice              |      |              |      |            |      |        |          |
| Median price    | \$610,000         | Pro  | operty Type  | Hou  | ISE        |      | Suburb | Werribee |
| Period - From   | 18/06/2023        | to   | 17/06/2024   |      | So         | urce | REIV   |          |

#### 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Add | dress of comparable property    | Price     | Date of sale |
|-----|---------------------------------|-----------|--------------|
| 1   | 68 Goldeneye Cirt WERRIBEE 3030 | \$700,000 | 13/04/2024   |
| 2   | 5 Shale Rd WERRIBEE 3030        | \$672,000 | 24/05/2024   |
| 3   | 18 Arthurdale Cr WERRIBEE 3030  | \$665,000 | 15/05/2024   |

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 six months.

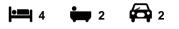
This Statement of Information was prepared on:

18/06/2024 13:35



# **M**c**Grath**





**Property Type:** House (Res) **Land Size:** 512 sqm approx Agent Comments Janelle Gu 03 9877 1277 0432 800 031 janellegu@mcgrath.com.au

Indicative Selling Price \$630,000 - \$693,000 Median House Price 18/06/2023 - 17/06/2024: \$610,000

## **Comparable Properties**



68 Goldeneye Cirt WERRIBEE 3030 (REI/VG) Agent Comments



Price: \$700,000 Method: Private Sale Date: 13/04/2024 Property Type: House Land Size: 400 sqm approx



5 Shale Rd WERRIBEE 3030 (REI)

🛏 4 🗰 2 🋱 2

Price: \$672,000 Method: Private Sale Date: 24/05/2024 Property Type: House Land Size: 400 sqm approx

18 Arthurdale Cr WERRIBEE 3030 (REI)



Agent Comments

Agent Comments

Price: \$665,000 Method: Private Sale Date: 15/05/2024 Property Type: House Land Size: 392 sgm approx

#### Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.