### 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.

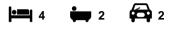
This Statement of Information was prepared on:

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)

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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

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