

## 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

6 ANSONS WALK WERRIBEE VIC 3030

### Indicative selling price

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

Single Price

or range  
between

\$550,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$376,000

Property type

Land

Suburb

Werribee

Period-from

01 Apr 2023

to

31 Mar 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

5 BEELA WALK WERRIBEE VIC 3030	\$525,000	09-Aug-23
20 AYLESBURY TERRACE WERRIBEE VIC 3030	\$585,000	15-Mar-23
37 BRENTHAM CRESCENT WERRIBEE VIC 3030	\$550,000	23-Sep-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: 22 April 2024



## 5 BEELA WALK WERRIBEE VIC 3030

3 2 2

Sold Price

**\$525,000**

Sold Date **09-Aug-23**

Distance

**0.89km**



## 20 AYLESBURY TERRACE WERRIBEE VIC 3030

4 2 2

Sold Price

**\$585,000**

Sold Date **15-Mar-23**

Distance

**0.91km**



## 37 BRENTHAM CRESCENT WERRIBEE VIC 3030

4 2 2

Sold Price

**\$550,000**

Sold Date **23-Sep-23**

Distance

**1.2km**

RS = Recent sale

UN = Undisclosed Sale

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