

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 EAGLE STREET 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Other

Suburb

Werribee

Period-from

01 Oct 2022

to

30 Sep 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

| | | |
|-------------------------------------|-----------|-----------|
| 32 KIELY AVENUE WERRIBEE VIC 3030 | \$600,000 | 27-May-23 |
| 71 LOYOLA ROAD WERRIBEE VIC 3030 | \$573,000 | 06-Jun-23 |
| 15 FROGGITTS LANE WERRIBEE VIC 3030 | \$555,000 | 21-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: 26 October 2023



32 KIELY AVENUE WERRIBEE VIC 3030

 3  2  4

Sold Price

\$600,000

Sold Date **27-May-23**

Distance **0.83km**



71 LOYOLA ROAD WERRIBEE VIC 3030

 3  1  2

Sold Price

\$573,000

Sold Date **06-Jun-23**

Distance **1.25km**



15 FROGGITTS LANE WERRIBEE VIC 3030

 3  2  2

Sold Price

^{RS} **\$555,000**

Sold Date **21-Oct-23**

Distance **1.45km**



6 BOLWELL STREET WERRIBEE VIC 3030

 3  2  1

Sold Price

\$588,000

Sold Date **17-Jun-23**

Distance **0.4km**

RS = Recent sale UN = Undisclosed Sale

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