

## 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 YALLAROO CHASE 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

\$740,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

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

57 ABBEYGATE DRIVE WERRIBEE VIC 3030	775000	27-Jun-23
24 BILLEROY WAY WERRIBEE VIC 3030	760000	29-Apr-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: 19 October 2023



**57 ABBEYGATE DRIVE WERRIBEE VIC 3030** Sold Price **775000** Sold Date **27-Jun-23**

 4  3  2

Distance **1.23km**



**24 BILLEROY WAY WERRIBEE VIC 3030** Sold Price **760000** Sold Date **29-Apr-23**

 4  2  2

Distance **1.09km**

RS = Recent sale      UN = Undisclosed Sale

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