

## 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

10 ALASKA COURT 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

\$530,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Werribee

Period-from

01 Sep 2021

to

31 Aug 2022

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

8 YALTARA DRIVE WYNDHAM VALE VIC 3024	\$570,000	18-Jul-22
6 ILUKA DRIVE WERRIBEE VIC 3030	\$550,000	03-Mar-22
5 EARLING CLOSE WYNDHAM VALE VIC 3024	\$540,000	08-Mar-22

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: 03 September 2022



**8 YALTARA DRIVE WYNDHAM VALE VIC 3024**

 3  2  2

Sold Price <sup>RS</sup> **\$570,000** Sold Date **18-Jul-22**

Distance **0.78km**



**6 ILUKA DRIVE WERRIBEE VIC 3030**

 3  1  2

Sold Price **\$550,000** Sold Date **03-Mar-22**

Distance **0.97km**



**5 EARLING CLOSE WYNDHAM VALE VIC 3024**

 3  2  2

Sold Price **\$540,000** Sold Date **08-Mar-22**

Distance **1.13km**

RS = Recent sale      UN = Undisclosed Sale

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