

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

9 TRISH WALK 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

\$895,000

&

\$955,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Werribee

Period-from

01 Nov 2022

to

31 Oct 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

9 MONTELLIER DRIVE WERRIBEE VIC 3030	\$930,000	20-May-23
64 WATTLE AVENUE WERRIBEE VIC 3030	\$930,000	11-Aug-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: 15 November 2023



9 MONTEPELLIER DRIVE WERRIBEE VIC 3030 Sold Price **\$930,000** Sold Date **20-May-23**

 6  2  2

Distance **0.9km**



64 WATTLE AVENUE WERRIBEE VIC 3030 Sold Price Sold Date **11-Aug-23**

 4  2  4

Distance **1.01km**

RS = Recent sale

UN = Undisclosed Sale

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