

## 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

92 GOLDENEYE CIRCUIT 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

\$499,000

&

\$535,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Werribee

Period-from

01 Nov 2021

to

31 Oct 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

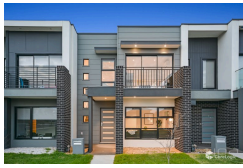
Date of sale

6 ARTESIAN WALK WERRIBEE VIC 3030	\$510,000	21-Jun-22
35 ATTUNGA GROVE WERRIBEE VIC 3030	\$530,000	07-Jul-22
5 ALLUNGA WAY WERRIBEE VIC 3030	\$525,000	18-Aug-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: 21 November 2022

**6 ARTESIAN WALK WERRIBEE VIC 3030**3  2  2 

Sold Price

**\$510,000**

Sold Date

**21-Jun-22**

Distance

**0.04km****35 ATTUNGA GROVE WERRIBEE VIC 3030**-  2  2 

Sold Price

**\$530,000**

Sold Date

**07-Jul-22**

Distance

**0.84km****5 ALLUNGA WAY WERRIBEE VIC 3030**3  2  2 

Sold Price

**\$525,000**

Sold Date

**18-Aug-22**

Distance

**0.55km**

RS = Recent sale

UN = Undisclosed Sale

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