

## 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

29 Morialta 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

\$530,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$512,500

Property type

House

Suburb

Werribee

Period-from

01 Nov 2019

to

31 Oct 2020

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

7 Baloo Walk Werribee VIC 3030	\$540,000	08-Oct-20
48 Attunga Grove Werribee VIC 3030	\$550,000	20-Jul-20
22 Chapelton Way Werribee VIC 3030	\$544,900	30-Jun-20

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: 28 November 2020



**7 Baloo Walk Werribee VIC 3030**

Sold Price

<sup>RS</sup>

**\$540,000**

Sold Date

**08-Oct-20**

 4  2  2

Distance

**0.13km**



**48 Attunga Grove Werribee VIC 3030**

Sold Price

**\$550,000**

Sold Date

**20-Jul-20**

 4  2  2

Distance

**0.51km**



**22 Chapelton Way Werribee VIC 3030**

Sold Price

**\$544,900**

Sold Date

**30-Jun-20**

 4  2  2

Distance

**1.51km**

RS = Recent sale

UN = Undisclosed Sale

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