

## 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

18 GALVIN ROAD 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

\$570,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$611,000

Property type

House

Suburb

Werribee

Period-from

01 Jan 2022

to

31 Dec 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

5 FERN COURT WERRIBEE VIC 3030	\$659,000	03-Sep-22
48 POWLETT STREET WERRIBEE VIC 3030	\$565,000	24-Oct-22
39 PARKER STREET WERRIBEE VIC 3030	\$591,000	04-Nov-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: 12 January 2023



**5 FERN COURT WERRIBEE VIC 3030**

 3  2  1

Sold Price **\$659,000** Sold Date **03-Sep-22**

Distance **1.73km**



**48 POWLETT STREET WERRIBEE VIC 3030**

 3  2  1

Sold Price **\$565,000** Sold Date **24-Oct-22**

Distance **1.61km**



**39 PARKER STREET WERRIBEE VIC 3030**

 3  2  1

Sold Price <sup>RS</sup> **\$591,000** Sold Date **04-Nov-22**

Distance **0.84km**

RS = Recent sale      UN = Undisclosed Sale

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