

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

62/22 VENTOSA WAY 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

\$395,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$421,000

Property type

Unit

Suburb

Werribee

Period-from

01 May 2022

to

30 Apr 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

17/139 TARNEIT ROAD WERRIBEE VIC 3030	\$400,000	27-Apr-23
1/98 TAMARIND CRESCENT WERRIBEE VIC 3030	\$450,000	19-Nov-22
2/12 SILVER STREET WERRIBEE VIC 3030	\$420,000	13-Apr-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: 10 May 2023


**17/139 TARNEIT ROAD WERRIBEE
VIC 3030**
 2  1  1

Sold Price

^{RS}
\$400,000

Sold Date

27-Apr-23

Distance

0.45km

**1/98 TAMARIND CRESCENT
WERRIBEE VIC 3030**
 3  2  1

Sold Price

\$450,000

Sold Date

19-Nov-22

Distance

0.54km

**2/12 SILVER STREET WERRIBEE
VIC 3030**
 2  1  1

Sold Price

^{RS}
\$420,000

Sold Date

13-Apr-23

Distance

0.58km
RS = Recent sale

UN = Undisclosed Sale

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