

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

16/22 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

or range
between

\$360,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Werribee

Period-from

01 Jun 2023

to

31 May 2024

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

19/22 VENTOSA WAY WERRIBEE VIC 3030	\$370,000	30-Aug-23
27/22 VENTOSA WAY WERRIBEE VIC 3030	\$390,000	13-Sep-23
62/22 VENTOSA WAY WERRIBEE VIC 3030	\$395,000	02-Jun-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: 26 June 2024



**19/22 VENTOSA WAY WERRIBEE
VIC 3030**

2 1 1

Sold Price

\$370,000

Sold Date **30-Aug-23**

Distance **0.04km**



**27/22 VENTOSA WAY WERRIBEE
VIC 3030**

2 1 -

Sold Price

\$390,000

Sold Date **13-Sep-23**

Distance **0.07km**



**62/22 VENTOSA WAY WERRIBEE
VIC 3030**

2 1 1

Sold Price

\$395,000

Sold Date **02-Jun-23**

Distance **0.19km**



**8/183 SHAWS ROAD WERRIBEE
VIC 3030**

2 1 1

Sold Price

\$380,000

Sold Date **17-Jan-24**

Distance **0.26km**

RS = Recent sale

UN = Undisclosed Sale

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