

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

1 GOPAL 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

\$422,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Other

Suburb

Werribee

Period-from

01 Jun 2021

to

31 May 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

13 PHIPPS ROAD WERRIBEE VIC 3030	\$494,000	15-Mar-22
7 TINDALE BOULEVARD WERRIBEE VIC 3030	\$512,000	03-Feb-22
5 PHIPPS ROAD WERRIBEE VIC 3030	\$486,000	15-Mar-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: 28 June 2022


13 PHIPPS ROAD WERRIBEE VIC 3030

 Sold Price **\$494,000** Sold Date **15-Mar-22**

 Distance **0.29km**

7 TINDALE BOULEVARD WERRIBEE VIC 3030

 Sold Price **\$512,000** Sold Date **03-Feb-22**

 Distance **1.72km**

5 PHIPPS ROAD WERRIBEE VIC 3030

 Sold Price **\$486,000** Sold Date **15-Mar-22**

 Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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