

## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 13 Chancellor Avenue, Werribee

### 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 \$600,000 & \$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$595,000 \*House ☒ \*Unit ☐ Suburb Werribee  
Period - From June 2022 to Nov 2022 Source REIV

### Comparable property sales

A\* These are the three properties sold within two kilometres of the property for sale in the last six 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 Chancellor Avenue, Werribee	\$631,000	1 <sup>st</sup> March 2022
3 Pinebark Street, Werribee	\$650,000	11 <sup>th</sup> Feb 2022
37 Cressy Street, Werribee	\$665,000	2 <sup>nd</sup> Feb 2022

Property data source: Corelogic.com.au. Generated on 30 November 2022.