

## 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

8 MIDLAND GROVE WERRIBEE VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$540,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$613,500

Property type

House

Suburb

Werribee

Period-from

01 Feb 2022

to

31 Jan 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 26 RAFFLES WALK WERRIBEE VIC 3030    | \$560,000 | 02-Apr-22 |
| 2 COLCHESTER DRIVE WERRIBEE VIC 3030 | \$555,000 | 18-Jun-22 |
| 6 KELMSCOTT WAY WERRIBEE VIC 3030    | \$546,500 | 24-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: 08 February 2023


**26 RAFFLES WALK WERRIBEE VIC 3030**

Sold Price

**\$560,000**

Sold Date

**02-Apr-22**
 3

 2

 2

Distance

**0.82km**

**2 COLCHESTER DRIVE WERRIBEE VIC 3030**

Sold Price

**\$555,000**

Sold Date

**18-Jun-22**
 3

 2

 2

Distance

**1.02km**

**6 KELMSCOTT WAY WERRIBEE VIC 3030**

Sold Price

**\$546,500**

Sold Date

**24-Mar-22**
 3

 2

 2

Distance

**1.15km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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