



Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

241 BLACK FOREST ROAD WERRIBEE VIC 3030

Address
Including suburb and postcode

Indicative selling price

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

or range
Single
between

Price&

\$620,000

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$589,500

Property type

House

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

11 TAWORRI CRESCENT WERRIBEE VIC 3030	\$620,000	08-Mar-22
43 GATEAU DRIVE WERRIBEE VIC 3030	\$645,000	24-Mar-22
6 BECONTREE GROVE WERRIBEE VIC 3030	\$639,500	08-Apr-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 June 2022



11 TAWORRI CRESCENT WERRIBEE VIC 3030 Sold Price **\$620,000** Sold Date **08-Mar-22**
Distance **0.43km**

4 2 2



43 GATEAU DRIVE WERRIBEE VIC 3030 Sold Price **\$645,000** Sold Date **24-Mar-22**
Distance **1.19km**

4 2 2



6 BECONTREE GROVE WERRIBEE VIC 3030 Sold Price **\$639,500** Sold Date **08-Apr-22**
Distance **1.55km**

4 2 2

RS = Recent sale

UN = Undisclosed Sale

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