

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

22 Bewick 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

\$739,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$569,950

Property type

House

Suburb

Werribee

Period-from

01 Mar 2021

to

28 Feb 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

79 Tindale Boulevard Werribee VIC 3030	\$691,000	25-Nov-21
9 Lake Park Court Werribee VIC 3030	\$690,000	23-Nov-21
19 Billeroy Way Werribee VIC 3030	\$740,000	03-Feb-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: 02 March 2022



79 Tindale Boulevard Werribee VIC 3030

Sold Price

\$691,000

Sold Date

25-Nov-21



4



2



2

Distance

2.13km



9 Lake Park Court Werribee VIC 3030

Sold Price

\$690,000

Sold Date

23-Nov-21



4



2



2

Distance

3.09km



19 Billeroy Way Werribee VIC 3030

Sold Price

^{RS} **\$740,000**

Sold Date

03-Feb-22



3



2



2

Distance

0.99km

RS = Recent sale

UN = Undisclosed Sale

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