

## 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

2/72 Chirnside Avenue Werribee VIC 3030

### 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

\$499,000

&

\$529,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Werribee

Period-from

01 Nov 2020

to

31 Oct 2021

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

2/14 Acheron Crescent Werribee VIC 3030	\$515,000	07-Oct-21
1/11 Filippin Court Werribee VIC 3030	\$525,000	29-Jun-21
4/24 Riverside Avenue Werribee VIC 3030	\$517,000	20-Apr-21

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: 01 November 2021


**2/14 Acheron Crescent Werribee  
VIC 3030**
 4    2    1

Sold Price

<sup>RS</sup> **\$515,000** Sold Date **07-Oct-21**

Distance **0.56km**

**1/11 Filippin Court Werribee VIC  
3030**
 3    1    2

Sold Price

**\$525,000** Sold Date **29-Jun-21**

Distance **0.68km**

**4/24 Riverside Avenue Werribee  
VIC 3030**
 3    2    2

Sold Price

**\$517,000** Sold Date **20-Apr-21**

Distance **1.16km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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