

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

53/22 VENTOSA 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

or range
between

\$410,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$421,000

Property type

Unit

Suburb

Werribee

Period-from

01 May 2022

to

30 Apr 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

17/139 TARNEIT ROAD WERRIBEE VIC 3030	\$400,000	27-Apr-23
2/12 SILVER STREET WERRIBEE VIC 3030	\$420,000	13-Apr-23
11/49-55 ROSELLA AVENUE WERRIBEE VIC 3030	\$415,000	04-Nov-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: 03 May 2023



**17/139 TARNEIT ROAD WERRIBEE
VIC 3030**

 2  1  1

Sold Price

^{RS} **\$400,000**

Sold Date

27-Apr-23

Distance

0.42km



**2/12 SILVER STREET WERRIBEE
VIC 3030**

 2  1  1

Sold Price

^{RS} **\$420,000**

Sold Date

13-Apr-23

Distance

0.58km



**11/49-55 ROSELLA AVENUE
WERRIBEE VIC 3030**

 2  1  1

Sold Price

\$415,000

Sold Date

04-Nov-22

Distance

0.91km

RS = Recent sale

UN = Undisclosed Sale

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