

## 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

27 SHANTI CIRCUIT 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

\$825,000

&

\$875,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Werribee

Period-from

01 Apr 2023

to

31 Mar 2024

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

22 CHARTER ROAD WERRIBEE VIC 3030

\$925,000

15-Mar-24

14 HOWMANS ROAD WERRIBEE VIC 3030

\$800,000

09-Feb-24

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 April 2024

Harry Singh

P +61468643555

M 0468643555

E harrysingh@areaspecialist.com.au



**22 CHARTER ROAD WERRIBEE VIC 3030**

Sold Price

<sup>RS</sup>

**\$925,000**

Sold Date

**15-Mar-24**



4



2



4

Distance

**0.58km**



**14 HOWMANS ROAD WERRIBEE VIC 3030**

Sold Price

<sup>RS</sup>

**\$800,000**

Sold Date

**09-Feb-24**



4



2



-

Distance

**1.5km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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