

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

48-50 CHIRNSIDE AVENUE 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

\$1,650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Werribee

Period-from

01 Aug 2021

to

31 Jul 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

35-37 SANCTUARY CLOSE WERRIBEE VIC 3030	\$1,510,000	29-Mar-22
31 TYRONE STREET WERRIBEE VIC 3030	\$930,000	21-Jun-22
93 PRINCES HIGHWAY WERRIBEE VIC 3030	\$2,800,000	03-May-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: 25 August 2022


**35-37 SANCTUARY CLOSE
WERRIBEE VIC 3030**
 2  2  -

Sold Price **\$1,510,000** Sold Date **29-Mar-22**

Distance **1.72km**

**31 TYRONE STREET WERRIBEE VIC
3030**
 3  2  1

Sold Price ^{RS} **\$930,000** ^{UN} Sold Date **21-Jun-22**

Distance **1.93km**

**93 PRINCES HIGHWAY WERRIBEE
VIC 3030**
 4  3  5

Sold Price ^{RS} **\$2,800,000** Sold Date **03-May-22**

Distance **1.82km**
RS = Recent sale

UN = Undisclosed Sale

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