

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

34 HARVEST 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

\$649,000

&

\$699,000

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

4 GLENLUSS STREET WERRIBEE VIC 3030	\$655,000	05-Oct-21
23 BURNHAM DRIVE HOPPERS CROSSING VIC 3029	\$680,000	24-Sep-21
161 ROSELLA AVENUE WERRIBEE VIC 3030	\$655,500	27-Nov-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: 08 March 2022



**4 GLENLUSS STREET WERRIBEE
VIC 3030**

3 1 2

Sold Price

\$655,000

Sold Date

05-Oct-21

Distance

0.81km



**23 BURNHAM DRIVE HOPPERS
CROSSING VIC 3029**

3 2 2

Sold Price

\$680,000

Sold Date

24-Sep-21

Distance

1.01km



**161 ROSELLA AVENUE WERRIBEE
VIC 3030**

4 2 2

Sold Price

\$655,500

Sold Date

27-Nov-21

Distance

1.58km

RS = Recent sale

UN = Undisclosed Sale

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