

## 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

6 BECONTREE GROVE 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

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$307,000

Property type

Land

Suburb

Werribee

Period-from

01 Apr 2021

to

31 Mar 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 15 DAWLEY CIRCUIT WERRIBEE VIC 3030    | \$650,000 | 21-Dec-21 |
| 55 SHOWBRIDGE WAY WERRIBEE VIC 3030    | \$600,000 | 28-Feb-22 |
| 19 AYLESBURY TERRACE WERRIBEE VIC 3030 | \$640,000 | 16-Oct-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 April 2022

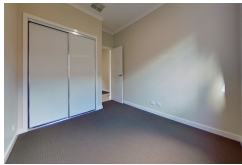
**Real Estate**

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**15 DAWLEY CIRCUIT WERRIBEE  
VIC 3030**

4 2 2

Sold Price

**\$650,000**

Sold Date

**21-Dec-21**

Distance

**0.12km****55 SHOWBRIDGE WAY WERRIBEE  
VIC 3030**

3 2 2

Sold Price

<sup>RS</sup> **\$600,000**

Sold Date

**28-Feb-22**

Distance

**0.29km****19 AYLESBURY TERRACE  
WERRIBEE VIC 3030**

4 2 2

Sold Price

**\$640,000**

Sold Date

**16-Oct-21**

Distance

**0.54km****RS** = Recent sale**UN** = Undisclosed Sale

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