

## 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

14 ELGATA WAY 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

\$729,000

&

\$759,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$607,500

Property type

House

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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 121 ABBEYGATE DRIVE WERRIBEE VIC 3030     | \$855,000 | 13-Dec-22 |
| 65 BARRABOOL BOULEVARD MAMBOURIN VIC 3024 | \$820,000 | 26-Apr-23 |
| 24 BILLEROY WAY WERRIBEE VIC 3030         | \$760,000 | 10-May-23 |

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: 17 May 2023



**121 ABBEYGATE DRIVE WERRIBEE  
VIC 3030**

4 2 2

Sold Price

**\$855,000**

Sold Date

**13-Dec-22**

Distance

**1.58km**



**65 BARRABOOL BOULEVARD  
MAMBOURIN VIC 3024**

4 2 4

Sold Price

<sup>RS</sup> **\$820,000**

Sold Date

**26-Apr-23**

Distance

**1.75km**



**24 BILLEROY WAY WERRIBEE VIC  
3030**

4 2 2

Sold Price

<sup>RS</sup> **\$760,000**

Sold Date

**10-May-23**

Distance

**0.72km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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