

## 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

18 ELGATA WAY 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

\$730,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Werribee

Period-from

01 Oct 2022

to

30 Sep 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 14 ELGATA WAY WERRIBEE VIC 3030       | \$735,000 | 16-May-23 |
| 25 TAWORRI CRESCENT WERRIBEE VIC 3030 | \$722,000 | 27-Apr-23 |
| 21 JINDALEE WAY WERRIBEE VIC 3030     | -         | 22-Apr-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: 18 October 2023



**14 ELGATA WAY WERRIBEE VIC 3030**

 4  2  2

Sold Price

**\$735,000**

Sold Date **16-May-23**

Distance **0.03km**



**25 TAWORRI CRESCENT WERRIBEE VIC 3030**

 4  2  4

Sold Price

**\$722,000**

Sold Date **27-Apr-23**

Distance **0.29km**



**21 JINDALEE WAY WERRIBEE VIC 3030**

 3  2  2

Sold Price

- Sold Date **22-Apr-23**

Distance **0.44km**

RS = Recent sale

UN = Undisclosed Sale

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