

## 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

20 HOURIGAN 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

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Werribee

Period-from

01 Feb 2023

to

31 Jan 2024

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

34 PRIYA STREET WERRIBEE VIC 3030

\$450,000

07-Dec-23

22 PALETTE STREET MAMBOURIN VIC 3024

\$420,000

17-Oct-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: 28 February 2024



**34 PRIYA STREET WERRIBEE VIC 3030**

Sold Price

**\$450,000**

Sold Date

**07-Dec-23**



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-



-

Distance

**1.28km**



**22 PALETTE STREET MAMBOURIN VIC 3024**

Sold Price

**\$420,000**

Sold Date

**17-Oct-23**



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Distance

**3.68km**

RS = Recent sale

UN = Undisclosed Sale

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