

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

13/15A HOOKER ROAD 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

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Werribee

Period-from

01 May 2021

to

30 Apr 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

15/4 MANTELLO DRIVE WERRIBEE VIC 3030	\$421,000	03-Nov-21
90B BALLAN ROAD WERRIBEE VIC 3030	\$430,000	02-Feb-22
26 EVERWIN DRIVE WERRIBEE VIC 3030	\$430,000	10-Jan-22

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: 04 May 2022



15/4 MANTELLO DRIVE WERRIBEE VIC 3030

Sold Price

\$421,000

Sold Date

03-Nov-21



3



2



2

Distance

-



90B BALLAN ROAD WERRIBEE VIC 3030

Sold Price

\$430,000

Sold Date

02-Feb-22



3



1



1

Distance

0.09km



26 EVERWIN DRIVE WERRIBEE VIC 3030

Sold Price

Sold Date

10-Jan-22



3



1



1

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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