

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 ARTESIAN WALK 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

\$490,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$405,000

Property type

Unit

Suburb

Werribee

Period-from

01 Jun 2021

to

31 May 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

6 ADELONG STREET WERRIBEE VIC 3030	\$512,000	03-May-22
24 RAFFLES WALK WERRIBEE VIC 3030	\$500,000	16-Mar-22
35 ATTUNGA GROVE WERRIBEE VIC 3030	\$525,000	10-Dec-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: 06 June 2022



**6 ADELONG STREET WERRIBEE
VIC 3030**

 3  2  2

Sold Price

^{RS} **\$512,000** Sold Date **03-May-22**

Distance **0.51km**



**24 RAFFLES WALK WERRIBEE VIC
3030**

 3  2  2

Sold Price

\$500,000 Sold Date **16-Mar-22**

Distance **1km**



**35 ATTUNGA GROVE WERRIBEE
VIC 3030**

 3  2  2

Sold Price

\$525,000 Sold Date **10-Dec-21**

Distance **0.87km**

RS = Recent sale

UN = Undisclosed Sale

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