

## 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

LOT 4010 KAILASH ROAD 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

\$425,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$377,500

Property type

Land

Suburb

Werribee

Period-from

01 Aug 2023

to

31 Jul 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

45 PERRY ROAD WERRIBEE VIC 3030	\$282,500	06-Apr-23
22 JENKINS STREET WERRIBEE VIC 3030	\$420,000	27-Jun-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: 30 August 2024



**45 PERRY ROAD WERRIBEE VIC 3030**

Sold Price **\$282,500** Sold Date **06-Apr-23**



Distance **0.54km**



**22 JENKINS STREET WERRIBEE VIC 3030**

Sold Price **\$420,000** Sold Date **27-Jun-23**



Distance **0.74km**

RS = Recent sale      UN = Undisclosed Sale

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