

## 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

22 AMAROO WALK 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

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$612,500

Property type

House

Suburb

Werribee

Period-from

01 Nov 2023

to

31 Oct 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

2 ILLABUNDA DRIVE WERRIBEE VIC 3030	\$500,000	14-Aug-24
7 PENDOWER WAY WERRIBEE VIC 3030	\$500,000	16-Sep-24
3 YALLAROO CHASE WERRIBEE VIC 3030	\$480,000	07-Aug-24

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: 27 November 2024



## 2 ILLABUNDA DRIVE WERRIBEE VIC 3030

3 2 -

Sold Price

**\$500,000**

Sold Date **14-Aug-24**

Distance **0.26km**



## 7 PENDOWER WAY WERRIBEE VIC 3030

3 2 1

Sold Price

Sold Date **16-Sep-24**

Distance **0.38km**



## 3 YALLAROO CHASE WERRIBEE VIC 3030

3 2 1

Sold Price

**\$480,000**

Sold Date **07-Aug-24**

Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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