

## 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 Yalonga Avenue 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

\$490,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

House

Suburb

Werribee

Period-from

01 Jul 2019

to

30 Jun 2020

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 Nunniong Street Werribee VIC 3030 | \$530,000 | 20-Mar-20 |
| 6 Glenluss Street Werribee VIC 3030 | \$550,000 | 12-Apr-20 |
| 17 Wyndham Street Werribee VIC 3030 | \$550,000 | 14-Mar-20 |

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: 15 July 2020



**6 Nunniong Street Werribee VIC 3030**

3 1 2

Sold Price **\$530,000** Sold Date **20-Mar-20**

Distance **0.42km**



**6 Glenluss Street Werribee VIC 3030**

3 1 1

Sold Price **\$550,000** Sold Date **12-Apr-20**

Distance **1.69km**



**17 Wyndham Street Werribee VIC 3030**

3 1 4

Sold Price

Sold Date **14-Mar-20**

Distance **2km**

RS = Recent sale

UN = Undisclosed Sale

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