

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 GRAMPIANS AVENUE 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

\$625,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Werribee

Period-from

01 Jul 2022

to

30 Jun 2023

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

2B CANOPY WAY WERRIBEE VIC 3030	\$645,000	21-Mar-23
84 EXPLORATION AVENUE WERRIBEE VIC 3030	\$614,000	31-May-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: 13 July 2023


2B CANOPY WAY WERRIBEE VIC 3030

 3
  2
  2

Sold Price

\$645,000

Sold Date

21-Mar-23

Distance

0.97km

84 EXPLORATION AVENUE WERRIBEE VIC 3030

 3
  2
  2

Sold Price

\$614,000

Sold Date

31-May-23

Distance

1.24km

RS = Recent sale

UN = Undisclosed Sale

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