

## 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

3 GOPAL WAY WERRIBEE VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$420,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$332,000

Property type

Land

Suburb

Werribee

Period-from

01 Sep 2022

to

31 Aug 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

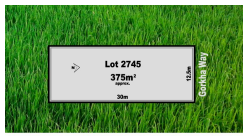
Date of sale

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 6 GORKHA WAY WERRIBEE VIC 3030     | \$370,000 | 01-Jul-23 |
| 34 CHURCH STREET WERRIBEE VIC 3030 | \$400,000 | 11-Mar-23 |
| 16 PADOVA AVENUE WERRIBEE VIC 3030 | \$631,000 | 23-Mar-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: 05 September 2023



**established**  
PROPERTY

### 6 GORKHA WAY WERRIBEE VIC 3030

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  -

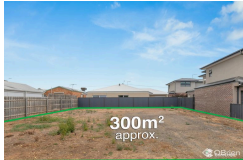
Sold Price

**\$370,000**

Sold Date

**01-Jul-23**

Distance

**0.28km**


### 34 CHURCH STREET WERRIBEE VIC 3030

 - 
  - 
  -

Sold Price

**\$400,000**

Sold Date

**11-Mar-23**

Distance

**1.35km**


### 16 PADOVA AVENUE WERRIBEE VIC 3030

 - 
  - 
  -

Sold Price

**\$631,000**

Sold Date

**23-Mar-23**

Distance

**1.5km**

RS = Recent sale

UN = Undisclosed Sale

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