

## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 15 Bolwell Street, Werribee

### 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 \$970,000 & \$1,060,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$620,000 \*House ☒ \*Unit ☐ Suburb Werribee  
Period - From May 2022 to Nov 2022 Source REIV

### Comparable property sales

A\* These are the three properties sold within two kilometres of the property for sale in the last six 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
13 Yankos Drive, Werribee	\$955,000	30 <sup>th</sup> Aug 2022
5 Doolan Street, Werribee	\$1,100,000	25 <sup>th</sup> May 2022
6 Haven Court, Werribee	\$940,000	17 <sup>th</sup> June 2022

Property data source: Corelogic.com.au. Generated on 10<sup>th</sup> November 2022.