



Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

11 ELIZABETH AVENUE WERRIBEE VIC 3030

Address
Including suburb and postcode

Indicative selling price

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

or range
Single Price &
between

	\$520,000	\$550,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$589,500	Property type	House	Suburb	Werribee
Period-from	01 Jun 2021	to	31 May 2022	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
25 HAWKESBURY ROAD WERRIBEE VIC 3030	\$549,000	06-Dec-21
2 TAMARIND CRESCENT WERRIBEE VIC 3030	\$545,000	10-Jan-22
261 SHAWS ROAD WERRIBEE VIC 3030	\$551,500	31-Oct-21

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: 09 June 2022



**25 HAWKESBURY ROAD
WERRIBEE VIC 3030**

3 1 4

Sold Price **\$549,000** Sold Date **06-Dec-21**

Distance -



**2 TAMARIND CRESCENT
WERRIBEE VIC 3030**

3 1 2

Sold Price **\$545,000** Sold Date **10-Jan-22**

Distance -



**261 SHAWS ROAD WERRIBEE VIC
3030**

3 1 2

Sold Price **\$551,500** Sold Date **31-Oct-21**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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