

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

8 HOOKER ROAD, WERRIBEE, VIC 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$460,000 to \$500,000

Median sale price

Median price

\$550,000

Property type

House

Suburb

WERRIBEE

Period

01 October 2020 to 30 September 2021

Source

 pricefinder

Comparable property sales

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 six months.

Address of comparable property	Price	Date of sale
31 KELVIN GR, WERRIBEE, VIC 3030	\$480,000	31/05/2021
17 SOMERSET CL, WERRIBEE, VIC 3030	\$455,000	27/05/2021

This Statement of Information was prepared on:

04/11/2021