

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

27/22 VENTOSA WAY 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

\$380,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$426,000

Property type

Unit

Suburb

Werribee

Period-from

01 Jun 2022

to

31 May 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

2/16 SONGLARK CRESCENT WERRIBEE VIC 3030	400000	11-Jan-23
2/12 SILVER STREET WERRIBEE VIC 3030	420000	30-Mar-23
53/22 VENTOSA WAY WERRIBEE VIC 3030	415000	26-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: 19 June 2023



RELIANCE

real estate

mikayla howell

P 0397411511

M 0410823553

E mikayla@reliancere.com.au



2/16 SONGLARK CRESCENT WERRIBEE VIC 3030

2 1 1

Sold Price

400000

Sold Date

11-Jan-23

Distance

1.27km



2/12 SILVER STREET WERRIBEE VIC 3030

2 1 1

Sold Price

420000

Sold Date

30-Mar-23

Distance

0.65km



53/22 VENTOSA WAY WERRIBEE VIC 3030

2 1 1

Sold Price

^{RS} **415000**

Sold Date

26-May-23

Distance

0.09km

RS = Recent sale

UN = Undisclosed Sale

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