

## 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 29 ILLAWONG GROVE, WERRIBEE VIC 3030

### 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 \$399,000 & \$435,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$605,000 \*House ☒ \*Land ☐ Suburb WERRIBEE

Period - From 01 Feb 2024 to 31 Jan 2025 Source CORE LOGIC

### Comparable property sales

**B\*** The estate agent believes there have been less than 3 comparable properties sold within 2km of this property over the last 6 months.

Property data source: Corelogic.com.au. Generated on 17<sup>th</sup> April 2025.