

## 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

28 FOLKESTONE ROAD WERRIBEE VIC 3030

### Indicative selling price

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

Single Price

or range  
between

\$620,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$611,000

Property type

House

Suburb

Werribee

Period-from

01 Apr 2022

to

31 Mar 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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 25 WAGNER DRIVE WERRIBEE VIC 3030 | \$652,000 | 08-Feb-23 |
| 10 FOCAL ROAD WERRIBEE VIC 3030   | \$680,000 | 14-Dec-22 |
| 28 GILDED ROAD WERRIBEE VIC 3030  | \$630,000 | 16-Nov-22 |

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: 13 April 2023



**25 WAGNER DRIVE WERRIBEE VIC 3030** Sold Price **\$652,000** Sold Date **08-Feb-23**

4 2 2

Distance **0.24km**



**10 FOCAL ROAD WERRIBEE VIC 3030** Sold Price **\$680,000** Sold Date **14-Dec-22**

4 2 2

Distance **0.56km**



**28 GILDED ROAD WERRIBEE VIC 3030** Sold Price **\$630,000** Sold Date **16-Nov-22**

4 2 2

Distance **0.81km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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