

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

7 UNGARA DRIVE 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Werribee

Period-from

01 Jan 2023

to

31 Dec 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

6 ADVENT ROAD WERRIBEE VIC 3030	\$695,000	23-Oct-23
10 RINELLA WAY WERRIBEE VIC 3030	\$711,000	17-Aug-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: 21 January 2024



6 ADVENT ROAD WERRIBEE VIC 3030

 4  2  2

Sold Price

\$695,000

Sold Date

23-Oct-23

Distance

0.75km



10 RINELLA WAY WERRIBEE VIC 3030

 4  2  2

Sold Price

\$711,000

Sold Date

17-Aug-23

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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