

## 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

25 YEARLING PROMENADE 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

\$380,000

&

\$405,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$323,000

Property type

Land

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

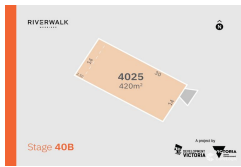
Date of sale

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| LOT 4025 GRAMPIANS AVENUE WERRIBEE VIC 3030 | \$412,000 | 24-Feb-23 |
| LOT 4016 GRAMPIANS AVENUE WERRIBEE VIC 3030 | \$391,000 | 24-Feb-23 |
| LOT 4017 GRAMPIANS AVENUE WERRIBEE VIC 3030 | \$370,000 | 24-Feb-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: 23 June 2023

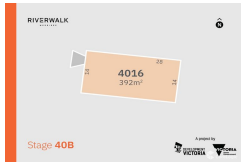


**LOT 4025 GRAMPIANS AVENUE  
WERRIBEE VIC 3030**

Bed - Bath - Car -

Sold Price <sup>RS</sup> **\$412,000** Sold Date **24-Feb-23**

Distance **0.81km**

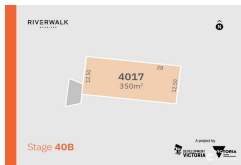


**LOT 4016 GRAMPIANS AVENUE  
WERRIBEE VIC 3030**

Bed - Bath - Car -

Sold Price <sup>RS</sup> **\$391,000** Sold Date **24-Feb-23**

Distance **0.75km**



**LOT 4017 GRAMPIANS AVENUE  
WERRIBEE VIC 3030**

Bed - Bath - Car -

Sold Price <sup>RS</sup> **\$370,000** Sold Date **24-Feb-23**

Distance **0.74km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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