

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

1/20 BALLAN ROAD 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Werribee

Period-from

01 Mar 2023

to

29 Feb 2024

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

| | | |
|-----------------------------------|-----------|-----------|
| 103 WALLS ROAD WERRIBEE VIC 3030 | \$580,000 | 07-Oct-23 |
| 28 GLEN STREET WERRIBEE VIC 3030 | \$610,000 | 20-Sep-23 |
| 34 WEEDEN DRIVE WERRIBEE VIC 3030 | \$580,000 | 19-Jun-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 March 2024



103 WALLS ROAD WERRIBEE VIC 3030

Sold Price

\$580,000

Sold Date

07-Oct-23

3

2

-

Distance

0.92km



28 GLEN STREET WERRIBEE VIC 3030

Sold Price

^{RS} **\$610,000**

Sold Date

20-Sep-23

3

1

1

Distance

1.49km



34 WEEDEN DRIVE WERRIBEE VIC 3030

Sold Price

\$580,000

Sold Date

19-Jun-23

3

2

2

Distance

1.34km

RS = Recent sale

UN = Undisclosed Sale

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