

## 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

12/15A Hooker Road 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

\$400,000

&

\$430,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$390,000

Property type

Unit

Suburb

Werribee

Period-from

01 Aug 2020

to

31 Jul 2021

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

23/15A Hooker Road Werribee VIC 3030	\$397,500	24-May-21
94A Ballan Road Werribee VIC 3030	\$400,000	08-May-21
1/9 Vaina Street Werribee VIC 3030	\$460,000	09-Jul-21

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: 04 August 2021



**23/15A Hooker Road Werribee VIC 3030**

Sold Price

**\$397,500**

Sold Date

**24-May-21**

 3  1  2

Distance

**0.1km**



**94A Ballan Road Werribee VIC 3030**

Sold Price

**\$400,000**

Sold Date

**08-May-21**

 3  1  2

Distance

**0.11km**



**1/9 Vaina Street Werribee VIC 3030**

Sold Price

<sup>RS</sup> **\$460,000**

Sold Date

**09-Jul-21**

 3  1  2

Distance

**1.06km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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