

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode

Riverwalk Estate STAGE 36A 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)

Unit type or class	Single price		Lower price	&	Higher price
Lots 3622, 3623, 3624		Or range between	\$217,000		\$220,000
Lots 3604, 3607, 3610, 3606, 3608, 3609		Or range between	\$280,000		\$299,000
Lots 3603, 3602, 3601		Or range between	\$328,000		\$336,000
Lot 3611	\$440,000				

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$398,000 Property type Land Suburb Werribee

Period - From 01/04/2022 To 30/4/2022 Source Red23 Research

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on: 19/05/2022