

## 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

101 WALLS 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

\$530,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Werribee

Period-from

01 Aug 2021

to

31 Jul 2022

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 12 WALLS ROAD WERRIBEE VIC 3030       | \$550,000 | 19-Mar-22 |
| 2 WALLS ROAD WERRIBEE VIC 3030        | \$545,000 | 02-Aug-22 |
| 8 YALTARA DRIVE WYNDHAM VALE VIC 3024 | \$570,000 | 18-Jul-22 |

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: 30 August 2022



**12 WALLS ROAD WERRIBEE VIC 3030**

 3  2  2

Sold Price **\$550,000** Sold Date **19-Mar-22**

Distance **0.76km**



**2 WALLS ROAD WERRIBEE VIC 3030**

 3  2  2

Sold Price <sup>RS</sup> **\$545,000** Sold Date **02-Aug-22**

Distance **0.84km**



**8 YALTARA DRIVE WYNDHAM VALE VIC 3024**

 3  2  2

Sold Price <sup>RS</sup> **\$570,000** Sold Date **18-Jul-22**

Distance **0.85km**

RS = Recent sale

UN = Undisclosed Sale

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