

32 m

12.5 m

400 M<sup>2</sup>

12.5 m

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

13 Ungara Drive,  
WERRIBEE 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$310,000 - \$330,000**

### Median sale price

Median **Vacant Land** for **WERRIBEE** for period **Mar 2018 - Mar 2019**

Sourced from [pricefinder.com.au](http://pricefinder.com.au).

**\$298,000**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**5 Lush Avenue,**  
Werribee 3030

**Price \$355,000** Sold 17  
January 2019

**14 Sonder Avenue,**  
Werribee 3030

**Price \$3,580,000** Sold 30  
November 2018

**10 Flourish Way,**  
Werribee 3030

**Price \$300,000** Sold 19  
January 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [pricefinder.com.au](http://pricefinder.com.au).

ate. Not to scale. Illustrative purposes only.

Vacant Land

### Bloom Estate Agents

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### Contact agents



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