

## 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

83 ALFRED ROAD WERRIBEE VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$730,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Werribee

Period-from

01 Apr 2023

to

31 Mar 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

6 WONDERLAND ROAD WERRIBEE VIC 3030	\$740,000	03-Apr-23
8 HUMMOCK RISE WERRIBEE VIC 3030	\$780,000	14-Aug-23
129 NEWMARKET ROAD WERRIBEE VIC 3030	\$745,000	12-Aug-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: 02 April 2024



## 6 WONDERLAND ROAD WERRIBEE VIC 3030

4 2 2

Sold Price **\$740,000** Sold Date **03-Apr-23**

Distance **0.19km**



## 8 HUMMOCK RISE WERRIBEE VIC 3030

4 2 2

Sold Price **\$780,000** Sold Date **14-Aug-23**

Distance **0.99km**



## 129 NEWMARKET ROAD WERRIBEE VIC 3030

4 2 2

Sold Price **\$745,000** Sold Date **12-Aug-23**

Distance **1.92km**

RS = Recent sale UN = Undisclosed Sale

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