

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 30 Wavertree Crescent, Werribee, VIC 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$735,000

Median sale price

Median price \$635,000 Property Type House Suburb Werribee (3030)

Period - From 01/09/2021 to 01/02/2022 Source REA

Comparable property sales

A 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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
10 OTAGO GROVE, WERRIBEE VIC 3030	\$705,000	20/11/2021
94 TOWNLEY BOULEVARD, WERRIBEE VIC 3030	\$672,000	10/10/2021
46 WAVERTREE CRESCENT, WERRIBEE VIC 3030	\$795,000	23/04/2021

This Statement of Information was prepared on: 28/02/2022