

## 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

11 ATHERTON WAY 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

\$590,000

&

\$649,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Werribee

Period-from

01 Oct 2021

to

30 Sep 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

|  |           |           |
|--|-----------|-----------|
| 48 JINDALEE WAY WERRIBEE VIC 3030      | \$625,000 | 07-Oct-22 |
| 33 CRESSY STREET WERRIBEE VIC 3030     | \$580,000 | 28-Jun-22 |
| 23 KITTIWAKE TERRACE WERRIBEE VIC 3030 | \$641,500 | 25-May-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: 19 October 2022

|   |   |            |                                |                            |
|---|---|------------|--------------------------------|----------------------------|
|  | <b>48 JINDALEE WAY WERRIBEE VIC 3030</b>  | Sold Price | <sup>RS</sup> <b>\$625,000</b> | Sold Date <b>07-Oct-22</b> |
|   |  4  2  2 |            |                                | Distance <b>0.68km</b>     |
|  | <b>33 CRESSY STREET WERRIBEE VIC 3030</b>   | Sold Price | <b>\$580,000</b>               | Sold Date <b>28-Jun-22</b> |
|   |  4  2  2 |            |                                | Distance <b>0.44km</b>     |
|  | <b>23 KITTIWAKE TERRACE WERRIBEE VIC 3030</b>   | Sold Price | <b>\$641,500</b>               | Sold Date <b>25-May-22</b> |
|   |  4  2  2 |            |                                | Distance <b>0.83km</b>     |

RS = Recent sale

UN = Undisclosed Sale

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