Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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12 ALLUNGA WAY WERRIBEE VIC 3030						
e see consumer.vi	c.gov.au	u/underquoting (`	Delete single	price or range	as applicable)	
		or range between	\$975,000	&	\$1,025,000	
plicable)						
\$609,000	Property type		House	Suburb	Werribee	
01 Jan 2024	to 31 Dec 2024		Sou	rce	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 ALLUNGA e see consumer.vi plicable) \$609,000 01 Jan 2024 ales (*Delete A	2 see consumer.vic.gov.ate see consumer.vic.gov.ate plicable) \$609,000 Propulation of the properties sold within two temperature considers.	2 see consumer.vic.gov.au/underquoting (* or range between plicable) \$609,000 Property type 01 Jan 2024 to 31 Dec 2024 ales (*Delete A or B below as application of the tris representative considers to be most continuous and the continuous and the tris representative considers to be most continuous and the tribute and the tribut	12 ALLUNGA WAY WERRIBEE VIC 3030 e see consumer.vic.gov.au/underquoting (*Delete single or range between \$975,000 plicable) \$609,000 Property type House 01 Jan 2024 to 31 Dec 2024 Source ales (*Delete A or B below as applicable) properties sold within two kilometres of the property for set's representative considers to be most comparable to the	2 See consumer.vic.gov.au/underquoting (*Delete single price or range or range between \$975,000 & Dilicable) \$609,000 Property type House Suburb O1 Jan 2024 to 31 Dec 2024 Source Ales (*Delete A or B below as applicable) Properties sold within two kilometres of the property for sale in the last the representative considers to be most comparable to the property for sale in the last the representative considers to be most comparable to the property for sale in the last the representative considers to be most comparable to the property for sale in the last the representative considers to be most comparable to the property for sale in the last the representative considers to be most comparable to the property for sale in the last the representative considers to be most comparable to the property for sale in the last the representative considers to be most comparable to the property for sale in the last the representative considers to be most comparable to the property for sale in the last the representative considers to be most comparable to the property for sale in the last the representative considers to be most comparable to the property for sale in the last the representative considers to be most comparable to the property for sale in the last the representative considers to be most comparable to the property for sale in the last the representative considers to be most comparable to the property for sale in the last the representative considers to be most comparable to the property for sale in the last the representative considers to be most comparable to the property for sale in the last the representative considers to be most comparable to the property for sale in the last the representative considers to be most comparable to the property for sale in the last the representative considers to be most comparable to the property for sale in the last the representative considers the property for sale in the last	

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: 07 January 2025



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