

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

13 Charinga Drive Werribee VIC 3030

Indicative selling price

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

Single Price

or range
between

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

House

Suburb

Werribee

Period-from

01 Jun 2019

to

31 May 2020

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

36 Walls Road Werribee VIC 3030	\$450,000	29-Apr-20
16 Yaltara Drive Wyndham Vale VIC 3024	\$450,000	17-Feb-20
10 Eldan Drive Werribee VIC 3030	\$460,000	21-Apr-20

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: 22 June 2020



36 Walls Road Werribee VIC 3030 Sold Price **\$450,000** Sold Date **29-Apr-20**

 4  2  2

Distance **0.07km**



16 Yaltara Drive Wyndham Vale VIC 3024 Sold Price Sold Date **17-Feb-20**

 3  1  4

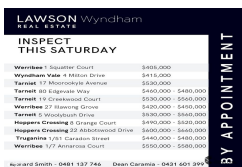
Distance **0.74km**



10 Eldan Drive Werribee VIC 3030 Sold Price **\$460,000** Sold Date **21-Apr-20**

 3  1  1

Distance **0.66km**



27 Illawong Grove Werribee VIC 3030 Sold Price **\$415,000** Sold Date **05-May-20**

 3  1  1

Distance **0.2km**



35 Illawong Grove Werribee VIC 3030 Sold Price **\$410,000** Sold Date **02-Mar-20**

 3  1  1

Distance **0.26km**



1 Bamboka Court Werribee VIC 3030 Sold Price **\$520,000^{UN}** Sold Date **14-May-20**

 4  2  2

Distance **0.39km**

RS = Recent sale

UN = Undisclosed Sale

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53 Kimberley Road Werribee VIC 3030

Sold Price

\$467,300

Sold Date **04-Feb-20**

 3  1  2

Distance **0.58km**



3 Grant Avenue Werribee VIC 3030

Sold Price

\$420,000

Sold Date **25-Feb-20**

 3  1  1

Distance **0.75km**



163 Cambridge Crescent Wyndham Vale VIC 3024

Sold Price

\$417,000

Sold Date **18-Mar-20**

 3  1  1

Distance **0.89km**



2 Adam Court Werribee VIC 3030

Sold Price

\$415,000

Sold Date **29-Jan-20**

 3  1  1

Distance **0.98km**



9 Valewood Drive Wyndham Vale VIC 3024

Sold Price

\$440,000

Sold Date **21-Mar-20**

 3  1  2

Distance **1km**



30 Valewood Drive Wyndham Vale VIC 3024

Sold Price

\$453,000

Sold Date **15-Feb-20**

 3  1  2

Distance **1.11km**

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UN = Undisclosed Sale

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4 Gayness Court Werribee VIC 3030

3 1 2

Sold Price **\$400,000** Sold Date **27-Feb-20**

Distance **1.11km**



1 Croxley Close Wyndham Vale VIC 3024

3 1 1

Sold Price **\$430,000** Sold Date **29-Jan-20**

Distance **1.16km**



11 Flemington Crescent Werribee VIC 3030

3 1 2

Sold Price **\$470,000** Sold Date **10-Mar-20**

Distance **1.18km**



4 Camden Way Wyndham Vale VIC 3024

3 1 2

Sold Price **\$430,000** Sold Date **27-Feb-20**

Distance **1.38km**



14 Golden Avenue Werribee VIC 3030

3 1 1

Sold Price **\$465,000** Sold Date **18-Jan-20**

Distance **1.56km**



28 Gossamer Street Werribee VIC 3030

3 1 1

Sold Price **\$405,000** Sold Date **01-May-20**

Distance **1.59km**

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18 Myrtle Street Werribee VIC 3030 Sold Price **\$425,000** Sold Date **26-Feb-20**

 3  1  1

Distance **1.62km**



19 Willow Street Werribee VIC 3030 Sold Price **\$440,000** Sold Date **24-Dec-19**

 3  1  1

Distance **1.64km**



7 Richmond Crescent Werribee VIC 3030 Sold Price **\$420,000** Sold Date **23-Dec-19**

 3  1  1

Distance **1.81km**



115 Market Road Werribee VIC 3030 Sold Price **\$410,000** Sold Date **24-Apr-20**

 3  1  1

Distance **1.84km**



30 Wilton Close Wyndham Vale VIC 3024 Sold Price **\$436,500** Sold Date **07-Apr-20**

 3  1  1

Distance **1.97km**

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