

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

9 HANIPER GROVE 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

\$539,000

&

\$569,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$607,500

Property type

House

Suburb

Werribee

Period-from

01 Sep 2022

to

31 Aug 2023

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

14 ARTHURDALE CRESCENT WERRIBEE VIC 3030	\$532,000	24-Jun-23
26 GOSFIELD DRIVE WERRIBEE VIC 3030	\$550,000	18-Jul-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: 12 September 2023



14 ARTHURDALE CRESCENT WERRIBEE VIC 3030

3 2 2

Sold Price

\$532,000

Sold Date

24-Jun-23

Distance

0.25km



26 GOSFIELD DRIVE WERRIBEE VIC 3030

3 2 2

Sold Price

^{RS} **\$550,000**

Sold Date

18-Jul-23

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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