

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode

Riverwalk Estate STAGE 34B 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)

Unit type or class	Single price		Lower price	Higher price
Lots 3455, 3431, 3454, 3432		Or range between	\$210,000	\$225,000
Lot 3415, 3417, 3416		Or range between	\$255,000	\$256,000
Lots 3452, 3451, 3443, 3442, 3441, 3453, 3437, 3436, 3435, 3434, 3433, 3418		Or range between	\$290,000	\$315,000
Lots 3438, 3440, 3419, 3439		Or range between	\$331,000	& \$355,000

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price

\$345,000

Property type

Land

Suburb

Werribee

Period - From

01/08/2021

To

31/08/2021

Source

Red23 Research

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

08/11/2021