

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 42 Yallaroo Chase, Werribee Vic 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$630,000 & \$693,000

Median sale price

Median price \$610,000 Property Type House Suburb Werribee

Period - From 18/06/2023 to 17/06/2024 Source REIV

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 six 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
1	68 Goldeneye Cirt WERRIBEE 3030	\$700,000	13/04/2024
2	5 Shale Rd WERRIBEE 3030	\$672,000	24/05/2024
3	18 Arthurdale Cr WERRIBEE 3030	\$665,000	15/05/2024

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 six months.~~

This Statement of Information was prepared on: 18/06/2024 13:35

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Indicative Selling Price

\$630,000 - \$693,000

Median House Price

18/06/2023 - 17/06/2024: \$610,000



4 2 2

Property Type: House (Res)

Land Size: 512 sqm approx

Agent Comments

Comparable Properties



68 Goldeneye Cirt WERRIBEE 3030 (REI/VG)

Agent Comments

4 2 2

Price: \$700,000

Method: Private Sale

Date: 13/04/2024

Property Type: House

Land Size: 400 sqm approx



5 Shale Rd WERRIBEE 3030 (REI)

Agent Comments

4 2 2

Price: \$672,000

Method: Private Sale

Date: 24/05/2024

Property Type: House

Land Size: 400 sqm approx



18 Arthurdale Cr WERRIBEE 3030 (REI)

Agent Comments

4 2 2

Price: \$665,000

Method: Private Sale

Date: 15/05/2024

Property Type: House

Land Size: 392 sqm approx

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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