

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

19 FLOURISH WAY 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

\$600,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Werribee

Period-from

01 Mar 2021

to

28 Feb 2022

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

27 SALINGA DRIVE WERRIBEE VIC 3030	\$625,000	05-Dec-21
3 NANDEWAR STREET WERRIBEE VIC 3030	\$620,000	06-Sep-21
91 NEWMARKET ROAD WERRIBEE VIC 3030	\$600,000	02-Oct-21

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: 25 March 2022



27 SALINGA DRIVE WERRIBEE VIC 3030

4 2 2

Sold Price

\$625,000

Sold Date

05-Dec-21

Distance

0.15km



3 NANDEWAR STREET WERRIBEE VIC 3030

4 2 2

Sold Price

\$620,000

Sold Date

06-Sep-21

Distance

-



91 NEWMARKET ROAD WERRIBEE VIC 3030

3 2 2

Sold Price

\$600,000

Sold Date

02-Oct-21

Distance

-



65 COLDSTREAM AVENUE WERRIBEE VIC 3030

3 2 2

Sold Price

\$585,000

Sold Date

21-Oct-21

Distance

-



38 WAGNER DRIVE WERRIBEE VIC 3030

3 2 1

Sold Price

\$460,000

Sold Date

11-Aug-21

Distance

-



7 HUB STREET WERRIBEE VIC 3030

4 2 2

Sold Price

\$692,500

Sold Date

06-Dec-21

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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28 CHARTER ROAD WERRIBEE VIC 3030 Sold Price **\$931,000** Sold Date **20-Sep-21**

 4  2  2

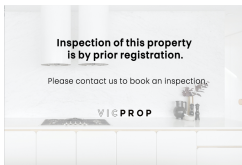
Distance -



32 INDURA DRIVE WERRIBEE VIC 3030 Sold Price **\$537,000** Sold Date **07-Sep-21**

 -  2  2

Distance -



6 TAGGERTY STREET WERRIBEE VIC 3030 Sold Price **\$535,000** Sold Date **26-Aug-21**

 3  2  2

Distance -

RS = Recent sale

UN = Undisclosed Sale

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