

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

28 ILUKA 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Werribee

Period-from

01 Aug 2021

to

31 Jul 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

4 DAKARA COURT WYNDHAM VALE VIC 3024	\$590,000	22-Jun-22
2 CHESTER COURT WYNDHAM VALE VIC 3024	\$595,000	03-Aug-22
8 YALTARA DRIVE WYNDHAM VALE VIC 3024	\$570,000	18-Jul-22

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: 31 August 2022


**4 DAKARA COURT WYNDHAM
VALE VIC 3024**
 3  2  1

Sold Price **\$590,000** Sold Date **22-Jun-22**

Distance **0.23km**

**2 CHESTER COURT WYNDHAM
VALE VIC 3024**
 3  1  2

Sold Price ^{RS} **\$595,000** Sold Date **03-Aug-22**

Distance **0.43km**

**8 YALTARA DRIVE WYNDHAM
VALE VIC 3024**
 3  2  2

Sold Price ^{RS} **\$570,000** Sold Date **18-Jul-22**

Distance **0.44km**

**12 CUMBERLAND COURT
WERRIBEE VIC 3030**
 3  1  2

Sold Price ^{RS} **\$575,912** Sold Date **04-Jul-22**

Distance **0.56km**
RS = Recent sale

UN = Undisclosed Sale

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