

# 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

11/49-55 Rosella Avenue, Werribee Vic 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$360,000 & \$395,000

### Median sale price

Median price \$445,000 Property Type Unit Suburb Werribee

Period - From 01/04/2022 to 30/06/2022 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.

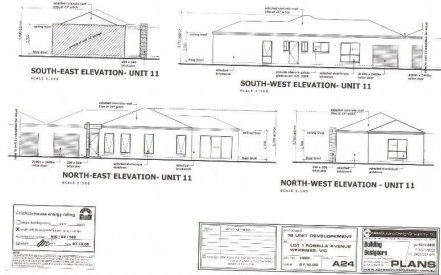
|   | Address of comparable property  | Price     | Date of sale |
|---|---------------------------------|-----------|--------------|
| 1 | 25/22 Ventosa Way WERRIBEE 3030 | \$397,000 | 13/09/2022   |
| 2 | 3/17 Hogan Gr WERRIBEE 3030     | \$372,000 | 25/07/2022   |
| 3 | 1/2 Railway Av WERRIBEE 3030    | \$360,000 | 08/06/2022   |

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:

07/10/2022 14:11



2 1 1

**Property Type:** Unit

**Land Size:** 255 sqm approx

**Agent Comments**

## Comparable Properties

**25/22 Ventosa Way WERRIBEE 3030 (REI)**

**Agent Comments**

2 1 1

**Price:** \$397,000

**Method:** Auction Sale

**Date:** 13/09/2022

**Property Type:** House (Res)



**3/17 Hogan Gr WERRIBEE 3030 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$372,000

**Method:** Private Sale

**Date:** 25/07/2022

**Property Type:** Unit



**1/2 Railway Av WERRIBEE 3030 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$360,000

**Method:** Private Sale

**Date:** 08/06/2022

**Property Type:** Unit