

## 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

15 Becontree Grove Werribee VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$547,000

Property type

House

Suburb

Werribee

Period-from

01 Nov 2020

to

31 Oct 2021

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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 7 Lumley Circuit Werribee VIC 3030      | \$635,000 | 15-Jun-21 |
| 28 Wavertree Crescent Werribee VIC 3030 | \$640,000 | 29-Jun-21 |
| 21 Illabunda Drive Werribee VIC 3030    | \$680,000 | 24-Sep-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: 30 November 2021



## 7 Lumley Circuit Werribee VIC 3030

4 2 2

Sold Price **\$635,000** Sold Date **15-Jun-21**

Distance **0.29km**



## 28 Wavertree Crescent Werribee VIC 3030

4 2 2

Sold Price **\$640,000** Sold Date **29-Jun-21**

Distance **0.31km**



## 21 Illabunda Drive Werribee VIC 3030

4 2 2

Sold Price **\$680,000** Sold Date **24-Sep-21**

Distance **1.17km**

RS = Recent sale

UN = Undisclosed Sale

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