Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	22 Wirruna Street, Werribee Vic 3030
Including suburb and	
postcode	

Indicative selling price

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

Range between \$590,000 & \$640,000

Median sale price

Median price \$610,000	Pro	operty Type Ho	use	;	Suburb	Werribee
Period - From 01/07/2022	to	30/06/2023	Sou	urce	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

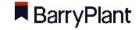
Add	dress of comparable property	Price	Date of sale
1	35 Canadian Av WERRIBEE 3030	\$637,000	23/09/2023
2	15 Wirruna St WERRIBEE 3030	\$635,000	20/07/2023
3	6 Wirruna St WERRIBEE 3030	\$620,000	31/08/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	26/09/2023 12:23













Property Type: Land Land Size: 391 sqm approx

Agent Comments

Indicative Selling Price \$590,000 - \$640,000 **Median House Price** Year ending June 2023: \$610,000

Comparable Properties



35 Canadian Av WERRIBEE 3030 (REI)



Price: \$637,000 Method: Auction Sale Date: 23/09/2023

Property Type: House (Res) Land Size: 400 sqm approx

Agent Comments

15 Wirruna St WERRIBEE 3030 (VG)







Price: \$635,000 Method: Sale Date: 20/07/2023

Property Type: House (Res) Land Size: 400 sqm approx

Agent Comments



6 Wirruna St WERRIBEE 3030 (REI)





Price: \$620.000 Method: Private Sale Date: 31/08/2023 Property Type: House Land Size: 350 sqm approx Agent Comments

Account - Barry Plant | P: 03 9803 0400



