

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

22 Wirruna Street, Werribee Vic 3030

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

Property Type House

Suburb Werribee

Period - From 01/07/2022

to

30/06/2023

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	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 comparable properties 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)

Agent Comments



Price: \$637,000
Method: Auction Sale
Date: 23/09/2023
Property Type: House (Res)
Land Size: 400 sqm approx

15 Wirruna St WERRIBEE 3030 (VG)

Agent Comments



Price: \$635,000
Method: Sale
Date: 20/07/2023
Property Type: House (Res)
Land Size: 400 sqm approx



6 Wirruna St WERRIBEE 3030 (REI)

Agent Comments



Price: \$620,000
Method: Private Sale
Date: 31/08/2023
Property Type: House
Land Size: 350 sqm approx

Account - Barry Plant | P: 03 9803 0400