

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

5 ARKABA WAY 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

\$549,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,500

Property type

House

Suburb

Werribee

Period-from

01 Nov 2023

to

31 Oct 2024

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

6 OVERLAND CHASE WERRIBEE VIC 3030	\$635,000	24-Aug-24
16 TAWORRI CRESCENT WERRIBEE VIC 3030	\$560,000	12-Nov-24
24 WIRRUNA STREET WERRIBEE VIC 3030	\$620,000	29-Aug-24

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: 14 November 2024



6 OVERLAND CHASE WERRIBEE VIC 3030

3 2 -

Sold Price **\$635,000** Sold Date **24-Aug-24**

Distance **0.08km**



16 TAWORRI CRESCENT WERRIBEE VIC 3030

4 2 2

Sold Price ^{RS} **\$560,000** Sold Date **12-Nov-24**

Distance **0.45km**



24 WIRRUNA STREET WERRIBEE VIC 3030

4 2 2

Sold Price **\$620,000** Sold Date **29-Aug-24**

Distance **0.65km**

RS = Recent sale **UN** = Undisclosed Sale

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