

# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Unit offered for sale

Address  
Including suburb and  
postcode

Riverwalk Estate STAGE 41A Werribee, VIC 3030

### Indicative selling price

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

Unit type or class	Single price		Lower price	Higher price
Lot 4145	\$276,000	Or range between		
Lots 4139, 4140, 4131, 4132, 4133, 4146		Or range between	\$360,000	& \$390,000
Lots 4141, 4134, 4102		Or range between	\$405,000	& \$442,000
Lot 4138	\$450,000	Or range between		

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price

\$390,000

Property type

Land

Suburb

Werribee

Period - From

01/03/2023

To

31/03/2023

Source

Red23 Research

### Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

16/05/2023