

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

54/22 VENTOSA 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

\$399,000

&

\$438,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

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

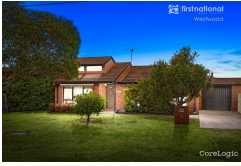
Date of sale

13/183 SHAWS ROAD WERRIBEE VIC 3030	\$410,000	26-May-24
2/2 CULGOA COURT WERRIBEE VIC 3030	\$425,000	03-Jul-24
2/73-75 ROSELLA AVENUE WERRIBEE VIC 3030	\$435,000	06-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



**13/183 SHAWS ROAD WERRIBEE
VIC 3030**

2 1 1

Sold Price **\$410,000** Sold Date **26-May-24**

Distance **0.37km**



**2/2 CULGOA COURT WERRIBEE
VIC 3030**

2 1 1

Sold Price **\$425,000** Sold Date **03-Jul-24**

Distance **0.41km**



**2/73-75 ROSELLA AVENUE
WERRIBEE VIC 3030**

2 1 -

Sold Price **\$435,000** Sold Date **06-Aug-24**

Distance **0.89km**

RS = Recent sale UN = Undisclosed Sale

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