## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

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14 MELROSE PLACE WERRIBEE VIC 3030						
e see consumer.vi	c.gov.aı	u/underquoting (	Delete single	price or range	as applicable)	
		or range between	\$780,000	&	\$840,000	
oplicable)						
\$607,500	\$607,500 Property type		House	Suburb	Werribee	
01 May 2022	May 2022 to 30 Apr 2023		Sou	rce	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						
	pplicable) \$607,500  01 May 2022  sales (*Delete Arproperties sold with ont's representative	20 pplicable)  \$607,500 Proposales (*Delete A or B In properties sold within two ont's representative considerations)	14 MELROSE PLACE WERRIBEE V  ce see consumer.vic.gov.au/underquoting (*  or range between  pplicable)  \$607,500 Property type  01 May 2022 to 30 Apr 2023  sales (*Delete A or B below as apple properties sold within two kilometres of the ont's representative considers to be most continuous and the properties and within two kilometres of the ont's representative considers to be most continuous and the properties and within two kilometres of the ont's representative considers to be most continuous and the properties and the properties are the properties are the properties and the properties are the properties and the properties are the properties and the properties are the	14 MELROSE PLACE WERRIBEE VIC 3030  ce see consumer.vic.gov.au/underquoting (*Delete single or range between \$780,000  pplicable)  \$607,500 Property type House  01 May 2022 to 30 Apr 2023 Source sales (*Delete A or B below as applicable)  properties sold within two kilometres of the property for sont's representative considers to be most comparable to the	14 MELROSE PLACE WERRIBEE VIC 3030  The see consumer.vic.gov.au/underquoting (*Delete single price or range or range between \$780,000 &  Property type House Suburb  10 May 2022 to 30 Apr 2023 Source  10 Sales (*Delete A or B below as applicable)  10 Properties sold within two kilometres of the property for sale in the last ont's representative considers to be most comparable to the property for sale in the last ont's representative considers to be most comparable to the property for sale in the last ont's representative considers to be most comparable to the property for sale in the last ont's representative considers to be most comparable to the property for sale in the last ont's representative considers to be most comparable to the property for the property	

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: 16 May 2023



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