



# Statement of Information

## Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

95 CAMPBELLS COVE ROAD WERRIBEE SOUTH VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range

\$200,000 - \$220,000

### Median sale price

Median price \$460,000

Land

Unit

Suburb

Werribee South

Period - From

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

### Comparable sales

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.

#### Comparable #1

Address

Sale Price

Date of Sale

#### Comparable #2

Address

Sale Price

Date of Sale

#### Comparable #3

Address

Sale Price

Date of Sale

LJ Hooker Property Point  
Shop 211/4 Main Street, Point Cook  
03 9975 7080  
[pointcook.ljhooker.com.au](http://pointcook.ljhooker.com.au)