## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

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25 GANGES COURT WERRIBEE VIC 3030						
ce see consumer.vi	c.gov.aı	u/underquoting (	*Delete singl	e price	e or range a	s applicable)
		or range \$470,		,000 &		\$510,000
oplicable)						
\$612,250	Property type H		House	House		Werribee
01 Oct 2023	to	to 30 Sep 2024 Se		ource	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) \$612,250  01 Oct 2023  sales (*Delete Arproperties sold with the properties with	25 GANGES COURT  ce see consumer.vic.gov.acc  pplicable)  \$612,250 Prop  01 Oct 2023 to  sales (*Delete A or B Interproperties sold within two ont's representative considerations.	25 GANGES COURT WERRIBEE Voce see consumer.vic.gov.au/underquoting (**  or range between complete to the second series of the ont's representative considers to be most complete.	25 GANGES COURT WERRIBEE VIC 3030  Dece see consumer.vic.gov.au/underquoting (*Delete single or range between \$470,00 pplicable)  Property type House  01 Oct 2023 to 30 Sep 2024 Some sales (*Delete A or B below as applicable)  Properties sold within two kilometres of the property for ont's representative considers to be most comparable to the property for the property for ont's representative considers to be most comparable to the property for	25 GANGES COURT WERRIBEE VIC 3030  December 25 GANGES COURT WERRIBEE VIC 3030  December 26 See consumer.vic.gov.au/underquoting (*Delete single price or range between \$470,000  Populicable)  Property type House  O1 Oct 2023 to 30 Sep 2024 Source  Sales (*Delete A or B below as applicable)  Properties sold within two kilometres of the property for sale int's representative considers to be most comparable to the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale in the property	25 GANGES COURT WERRIBEE VIC 3030  ce see consumer.vic.gov.au/underquoting (*Delete single price or range a or range setween \$470,000 &  pplicable)  \$612,250 Property type House Suburb  01 Oct 2023 to 30 Sep 2024 Source  sales (*Delete A or B below as applicable)  properties sold within two kilometres of the property for sale in the last 6 or is representative considers to be most comparable to the property for sale in the last 6 or is representative considers.

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: 15 October 2024



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