

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 35B 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)

Unit type or class	Single price		Lower price	Higher price
Lots 3517, 3518, 3511, 3512, 3513, 3519		Or range between	\$210,000	\$225,000
Lots 3533, 3534, 3535, 3526, 3527, 3528, 3525		Or range between	\$258,000	\$270,000
Lots 3531, 3541, 3542		Or range between	\$320,000	\$350,000
Lot 3543	\$385,000	Or range between		&

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$369,000

Property type Land

Suburb Werribee

Period - From 01/12/2021

To 31/12/2021

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: 07/02/2022