

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

2/20 ORIOLE DRIVE 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$429,990

Property type

Unit

Suburb

Werribee

Period-from

01 Sep 2023

to

31 Aug 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

2/63 JOHNSON AVENUE HOPPERS CROSSING VIC 3029	\$540,000	03-Sep-24
2/13 RETFORD CLOSE WERRIBEE VIC 3030	\$520,000	08-Jul-24
2/23 TREESIDE DRIVE TARNEIT VIC 3029	\$515,000	04-Jun-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: 05 September 2024

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2/63 JOHNSON AVENUE HOPPERS CROSSING VIC 3029 Sold Price ^{RS} **\$540,000** Sold Date **03-Sep-24**

3 2 1

Distance **1.04km**



2/13 RETFORD CLOSE WERRIBEE VIC 3030 Sold Price ^{RS} **\$520,000** ^{UN} Sold Date **08-Jul-24**

3 2 -

Distance **1.1km**



2/23 TREESIDE DRIVE TARNEIT VIC 3029 Sold Price ^{RS} **\$515,000** ^{UN} Sold Date **04-Jun-24**

3 2 -

Distance **1.23km**

RS = Recent sale

UN = Undisclosed Sale

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