

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

1/22 VENTOSA WAY 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

\$419,999

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,500

Property type

Unit

Suburb

Werribee

Period-from

01 May 2024

to

30 Apr 2025

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

3/3 GAVAN COURT WERRIBEE VIC 3030	\$420,000	16-May-25
18/18-20 GLEN STREET WERRIBEE VIC 3030	\$420,000	20-Jan-25
3/23 EDGAR STREET WERRIBEE VIC 3030	\$425,000	04-Feb-25

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: 19 May 2025



3/3 GAVAN COURT WERRIBEE VIC 3030

Sold Price

^{RS} **\$420,000** Sold Date **16-May-25**

2 1 1

Distance **0.33km**



18/18-20 GLEN STREET WERRIBEE VIC 3030

Sold Price

\$420,000 Sold Date **20-Jan-25**

2 1 1

Distance **1.04km**



3/23 EDGAR STREET WERRIBEE VIC 3030

Sold Price

\$425,000 Sold Date **04-Feb-25**

2 1 2

Distance **1.44km**

RS = Recent sale

UN = Undisclosed Sale

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