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<br>Including suburb and postcode | 19 EAGLEMONT 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~~ | | or range between | $795,000 | & | $855,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $608,000 | Property type | House | Suburb | Werribee |
| Period-from | 01 Jul 2023 | to | 30 Jun 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 |
|---|---|---|
| 3 IRVINE RISE WERRIBEE VIC 3030 | $825,000 | 29-Jan-24 |
| 7 IRVINE RISE WERRIBEE VIC 3030 | $796,000 | 18-Mar-24 |
| 12 IRVINE RISE WERRIBEE VIC 3030 | $850,000 | 22-Mar-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: 24 July 2024