

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 20 Black Forest Road, Werribee, VIC 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$495,000 & \$540,000

Median sale price

Median price \$605,000 Property Type House Suburb Werribee (3030)
Period - From 01/02/2024 to 31/01/2025 Source Corelogic

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
9 KIMBERLEY ROAD, WERRIBEE VIC 3030	\$517,500	29/10/2024
182 MCGRATH ROAD, WYNDHAM VALE VIC 3024	\$485,000	09/01/2025
109 CAMBRIDGE CRESCENT, WYNDHAM VALE VIC 3024	\$505,000	12/11/2024

This Statement of Information was prepared on: 21/02/2025