

## STATEMENT OF INFORMATION Single residential property located in the Melbourne metropolitan area.

## Sections 47AF of the Estate Agents Act 1980

						36	CHOIIS	4/AF 0	i tile E	State	Agents Act 190
Property offer	red fo	r sale									
Including subu	ddress rb and stcode	36 CHAPELTON WAY WERRIBEE VIC 3030									
Indicative sell	ling p	rice									
For the meaning of	of this p	rice see consume	er.vio	.gov.au/un	derq	uoting (	(*Delete	single prid	ce or rang	ge as <u>a</u>	pplicable)
Single	e price			or range b	etwe	en \$7	15,000		&	;	\$745,000
Median sale p	rice										
(*Delete house or	unit as	applicable)	_	Г		1					
Media	n price	\$620,000		*House	Χ	*Unit		Subur	b Werril	oee	
Period	- From	01 Nov 2024	to 3	1 Oct 2025	j		Source	Core	Logic		
Comparable p	-	•									
		ree properties so agent's represen						•			

Address of comparable property	Price	Date of sale
1. 10 HANIPER GROVE WERRIBEE VIC 3030	\$720,000	15-Nov-25
2. 10 GAMESLEY AVENUE WERRIBEE VIC 3030	\$745,000	02-Jul-25
3. 138 GRANDVISTA BOULEVARD WERRIBEE VIC 3030	\$730,000	24-Sep-25

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 six months.

Property data source: Corelogic.com.au. Generated on 21/11/2025