

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

ALKINGTON 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

\$320,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$607,500

Property type

Other

Suburb

Werribee

Period-from

01 May 2022

to

30 Apr 2023

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

7 HUMMOCK RISE WERRIBEE VIC 3030	\$310,000	03-Jun-22
11 CANMORE STREET WERRIBEE VIC 3030	\$351,000	10-Dec-21
13 BAVARIAN AVENUE WERRIBEE VIC 3030	\$336,000	09-Jul-22

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: 30 May 2023

	7 HUMMOCK RISE WERRIBEE VIC 3030	Sold Price	\$310,000	Sold Date	03-Jun-22
	 -  -  -			Distance	1.43km
	11 CANMORE STREET WERRIBEE VIC 3030	Sold Price	\$351,000	Sold Date	10-Dec-21
	 -  -  -			Distance	1.5km
	13 BAVARIAN AVENUE WERRIBEE VIC 3030	Sold Price	\$336,000	Sold Date	09-Jul-22
	 -  -  -			Distance	1.52km

RS = Recent sale UN = Undisclosed Sale

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