

## 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

17 DUO WALK WERRIBEE VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$460,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$606,500

Property type

House

Suburb

Werribee

Period-from

01 Aug 2023

to

31 Jul 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

2/22 FRANCIS STREET WERRIBEE VIC 3030	\$470,000	23-Oct-23
11/1-3 STAWELL STREET WERRIBEE VIC 3030	\$500,000	31-Aug-23
44 CRESSY STREET WERRIBEE VIC 3030	\$485,000	30-Sep-23

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 August 2024



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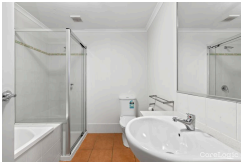


**2/22 FRANCIS STREET WERRIBEE  
VIC 3030**

3 1 1

Sold Price **\$470,000** Sold Date **23-Oct-23**

Distance **2.84km**



**11/1-3 STAWELL STREET  
WERRIBEE VIC 3030**

3 2 1

Sold Price **\$500,000** Sold Date **31-Aug-23**

Distance **3.11km**



**44 CRESSY STREET WERRIBEE VIC  
3030**

3 2 2

Sold Price **\$485,000** Sold Date **30-Sep-23**

Distance **4.13km**

RS = Recent sale      UN = Undisclosed Sale

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