

## 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

23 Orinoco Chase 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

\$470,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$512,500

Property type

House

Suburb

Werribee

Period-from

01 Nov 2019

to

31 Oct 2020

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

1 Muscovy Way Werribee VIC 3030	\$492,000	29-Feb-20
2A Evison View Werribee VIC 3030	\$489,900	15-Nov-19
6 Yaleri Rise Werribee VIC 3030	\$518,000	31-Mar-20

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: 16 November 2020



**1 Muscovy Way Werribee VIC 3030** Sold Price **\$492,000** Sold Date **29-Feb-20**

4 2 2

Distance **0.1km**



**2A Evison View Werribee VIC 3030** Sold Price **\$489,900** Sold Date **15-Nov-19**

4 2 2

Distance **0.44km**



**6 Yaleri Rise Werribee VIC 3030** Sold Price **\$518,000** Sold Date **31-Mar-20**

4 2 2

Distance **0.76km**

RS = Recent sale      UN = Undisclosed Sale

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