

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

9 Orange Grove 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

or range
between

\$720,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

House

Suburb

Werribee

Period-from

01 Jun 2020

to

31 May 2021

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

31 Wattle Avenue Werribee VIC 3030	\$787,000	30-May-21
38 Wedge Street South Werribee VIC 3030	\$730,000	29-May-21

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: 22 June 2021



31 Wattle Avenue Werribee VIC 3030

 4  2  2

Sold Price

^{RS} **\$787,000**

Sold Date **30-May-21**

Distance **1.04km**



38 Wedge Street South Werribee VIC 3030

 3  1  2

Sold Price

^{RS} **\$730,000**

Sold Date **29-May-21**

Distance **1.84km**

RS = Recent sale

UN = Undisclosed Sale

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