

## 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

12 ALLUNGA WAY 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

\$1,050,000

&

\$1,125,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$612,500

Property type

House

Suburb

Werribee

Period-from

01 Nov 2023

to

31 Oct 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

9 IRVINE RISE WERRIBEE VIC 3030	\$1,065,000	06-Jun-24
12 BAVARIAN AVENUE WERRIBEE VIC 3030	\$1,045,000	12-Jun-24
14 IRVINE RISE WERRIBEE VIC 3030	\$950,000	26-Jun-24

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: 28 November 2024



**9 IRVINE RISE WERRIBEE VIC 3030** Sold Price **\$1,065,000** Sold Date **06-Jun-24**

6 3 2

Distance **1.02km**



**12 BAVARIAN AVENUE WERRIBEE VIC 3030** Sold Price **\$1,045,000** Sold Date **12-Jun-24**

5 3 2

Distance **1.41km**



**14 IRVINE RISE WERRIBEE VIC 3030** Sold Price **\$950,000** Sold Date **26-Jun-24**

4 2 2

Distance **1.06km**

RS = Recent sale

UN = Undisclosed Sale

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