

## 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 CHANCELLOR AVENUE 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

\$600,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Werribee

Period-from

01 Apr 2022

to

31 Mar 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 22 INGLEWOOD DRIVE WERRIBEE VIC 3030 | \$675,000 | 30-Nov-22 |
| 15 HANSEL DRIVE WERRIBEE VIC 3030    | \$665,000 | 19-Jan-23 |
| 19 HANSEL DRIVE WERRIBEE VIC 3030    | \$665,000 | 02-Feb-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: 18 April 2023


**22 INGLEWOOD DRIVE WERRIBEE  
VIC 3030**
 4
  2
  2

Sold Price

**\$675,000**

Sold Date

**30-Nov-22**

Distance

**0.3km**
**15 HANSEL DRIVE WERRIBEE VIC  
3030**
 4
  2
  2

Sold Price

**\$665,000**

Sold Date

**19-Jan-23**

Distance

**0.39km**
**19 HANSEL DRIVE WERRIBEE VIC  
3030**
 4
  2
  2

Sold Price

Sold Date

**02-Feb-23**

Distance

**0.4km**

RS = Recent sale

UN = Undisclosed Sale

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