

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

1 DRIVER STREET 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

\$630,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Werribee

Period-from

01 Feb 2023

to

31 Jan 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

6 FALCATA AVENUE WERRIBEE VIC 3030	\$650,000	09-Nov-23
7 FOLKESTONE ROAD WERRIBEE VIC 3030	\$680,000	21-Dec-23
18 HIGHBURY ROAD WERRIBEE VIC 3030	\$680,000	12-Oct-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: 06 February 2024

**6 FALCATA AVENUE WERRIBEE
VIC 3030**

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Sold Price

\$650,000Sold Date **09-Nov-23**Distance **0.26km****7 FOLKESTONE ROAD WERRIBEE
VIC 3030**

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Sold Price

\$680,000Sold Date **21-Dec-23**Distance **0.35km****18 HIGBURY ROAD WERRIBEE
VIC 3030**

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Sold Price

Sold Date **12-Oct-23**Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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