

## 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 ST ANDREWS DRIVE 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

\$740,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Werribee

Period-from

01 Aug 2022

to

31 Jul 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

9 ST ANDREWS DRIVE WERRIBEE VIC 3030	\$1,035,000	26-Jun-23
56 ST ANDREWS DRIVE WERRIBEE VIC 3030	\$890,000	06-Jun-23
6 ANNE STREET WERRIBEE VIC 3030	\$750,000	14-Jun-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: 07 August 2023

**9 ST ANDREWS DRIVE WERRIBEE  
VIC 3030**4  2  4 

Sold Price

<sup>RS</sup> **\$1,035,000**

Sold Date

**26-Jun-23**

Distance

**0.15km****56 ST ANDREWS DRIVE WERRIBEE  
VIC 3030**4  2  2 

Sold Price

<sup>RS</sup> **\$890,000**

Sold Date

**06-Jun-23**

Distance

**0.34km****6 ANNE STREET WERRIBEE VIC  
3030**3  1  3 

Sold Price

**\$750,000**

Sold Date

**14-Jun-23**

Distance

**0.82km**

RS = Recent sale

UN = Undisclosed Sale

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