

## 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

18 GEELONG ROAD 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

\$825,000

&

\$875,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Werribee

Period-from

01 Apr 2023

to

31 Mar 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

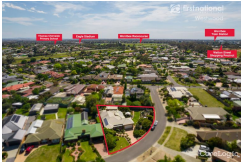
Date of sale

23 BELDALE AVENUE WERRIBEE VIC 3030	\$940,000	20-Dec-23
1 FOSTER STREET WERRIBEE VIC 3030	\$1,070,000	16-Nov-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: 24 April 2024



**23 BELDALE AVENUE WERRIBEE  
VIC 3030**

Sold Price

<sup>RS</sup> **\$940,000**

Sold Date **20-Dec-23**

4 2 4

Distance **0.84km**



**1 FOSTER STREET WERRIBEE VIC  
3030**

Sold Price

**\$1,070,000**

Sold Date **16-Nov-23**

4 3 6

Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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