

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 STABLEFORD 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

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$374,500

Property type

Land

Suburb

Werribee

Period-from

01 May 2023

to

30 Apr 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

8 SEFTON STREET MAMBOURIN VIC 3024	\$560,000	24-May-23
29 MERULA DRIVE MAMBOURIN VIC 3024	\$595,000	25-Sep-23
10 STABLEFORD STREET WERRIBEE VIC 3030	\$550,000	02-Dec-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 May 2024

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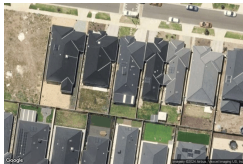


**8 SEFTON STREET MAMBOURIN
VIC 3024**

 3  2  2

Sold Price **\$560,000** Sold Date **24-May-23**

Distance **0.76km**



**29 MERULA DRIVE MAMBOURIN
VIC 3024**

 3  2  2

Sold Price **\$595,000** Sold Date **25-Sep-23**

Distance **0.36km**



**10 STABLEFORD STREET
WERRIBEE VIC 3030**

 3  2  2

Sold Price **\$550,000** Sold Date **02-Dec-23**

Distance **0.07km**



**4 CHAPELTON WAY WERRIBEE
VIC 3030**

 3  2  2

Sold Price **\$558,000** Sold Date **23-Sep-23**

Distance **1.69km**

RS = Recent sale UN = Undisclosed Sale

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