

## 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

24 GANGES COURT 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

\$520,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Werribee

Period-from

01 Sep 2022

to

31 Aug 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 KATHLEEN CRESCENT HOPPERS CROSSING VIC 3029	\$536,000	26-Sep-23
89 PURCHAS STREET WERRIBEE VIC 3030	\$550,000	14-Sep-23
8 TAMARIND CRESCENT WERRIBEE VIC 3030	-	18-Jul-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: 30 September 2023


**9 KATHLEEN CRESCENT HOPPERS  
CROSSING VIC 3029**
 3  1  4

Sold Price

<sup>RS</sup>
**\$536,000**

Sold Date

**26-Sep-23**

Distance

**0.5km**

**89 PURCHAS STREET WERRIBEE  
VIC 3030**
 3  1  2

Sold Price

<sup>RS</sup>
**\$550,000**

Sold Date

**14-Sep-23**

Distance

**0.87km**

**8 TAMARIND CRESCENT  
WERRIBEE VIC 3030**
 3  1  2

Sold Price

- Sold Date

**18-Jul-23**

Distance

**1.25km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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