

## 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

28 LEPPERTON STREET 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

\$550,000

&

\$560,000

### 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

4 COLCHESTER DRIVE WERRIBEE VIC 3030	\$565,000	16-Jan-24
10 STABLEFORD STREET WERRIBEE VIC 3030	\$550,000	02-Dec-23
14 RATHDOWNE ROAD WERRIBEE VIC 3030	\$562,000	24-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: 26 April 2024

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## 4 COLCHESTER DRIVE WERRIBEE VIC 3030

 4  2  -

Sold Price

**\$565,000**

Sold Date

**16-Jan-24**

Distance

**0.64km**



## 10 STABLEFORD STREET WERRIBEE VIC 3030

 3  2  2

Sold Price

**\$550,000**

Sold Date

**02-Dec-23**

Distance

**0.98km**



## 14 RATHDOWNE ROAD WERRIBEE VIC 3030

 4  2  2

Sold Price

<sup>RS</sup> **\$562,000**

Sold Date

**24-Nov-23**

Distance

**1km**

RS = Recent sale

UN = Undisclosed Sale

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