

## 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

3/1 BEASLEY AVENUE 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

\$330,000

&

\$350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Werribee

Period-from

01 Jun 2023

to

31 May 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

2/100 TOWER ROAD WERRIBEE VIC 3030	\$442,000	31-Jan-24
5/4 MANTELLO DRIVE WERRIBEE VIC 3030	\$382,000	11-Jan-24
10/10-16 NEPEAN COURT WYNDHAM VALE VIC 3024	\$365,500	15-Feb-24

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: 23 June 2024



**2/100 TOWER ROAD WERRIBEE  
VIC 3030**

2 1 1

Sold Price **\$442,000** Sold Date **31-Jan-24**

Distance **1.67km**



**5/4 MANTELLO DRIVE WERRIBEE  
VIC 3030**

2 1 1

Sold Price **\$382,000** Sold Date **11-Jan-24**

Distance **2.33km**



**10/10-16 NEPEAN COURT  
WYNDHAM VALE VIC 3024**

2 1 1

Sold Price **\$365,500** Sold Date **15-Feb-24**

Distance **2.61km**

RS = Recent sale

UN = Undisclosed Sale

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