

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

35 Weeden Drive, Werribee Vic 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$490,000 & \$530,000

Median sale price

Median price \$595,000 Property Type House Suburb Werribee

Period - From 01/01/2024 to 31/03/2024 Source REIV

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 six 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
1	18 High St WERRIBEE 3030	\$550,000	25/05/2024
2	2 Elizabeth Av WERRIBEE 3030	\$542,500	13/05/2024
3	66 Market Rd WERRIBEE 3030	\$525,000	06/05/2024

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 six months.~~

This Statement of Information was prepared on:

05/06/2024 14:33



Property Type: House

Land Size: 530 sqm approx

Agent Comments

Comparable Properties



18 High St WERRIBEE 3030 (REI)

Agent Comments



Price: \$550,000

Method: Auction Sale

Date: 25/05/2024

Property Type: House (Res)

Land Size: 690 sqm approx



2 Elizabeth Av WERRIBEE 3030 (REI)

Agent Comments



Price: \$542,500

Method: Private Sale

Date: 13/05/2024

Property Type: House

Land Size: 534 sqm approx



66 Market Rd WERRIBEE 3030 (REI)

Agent Comments



Price: \$525,000

Method: Private Sale

Date: 06/05/2024

Property Type: House

Land Size: 560 sqm approx