

# 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 47 Delmont 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)

Price Range \$970,000 & \$1,050,000

### Median sale price

Median price \$605,000 Property Type House Suburb Werribee (3030)

Period - From 01/04/2023 to 31/03/2024 Source Corelogic

### Comparable property sales

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
23 BELDALE AVENUE, WERRIBEE VIC 3030	\$940,000	20/12/2023
40 HOPETOUN ROAD, WERRIBEE VIC 3030	\$950,000	20/01/2024
55 HOPETOUN ROAD, WERRIBEE VIC 3030	\$975,000	23/10/2023

This Statement of Information was prepared on: 16/04/2024