

## 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

56A MARKET ROAD 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

\$560,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$609,000

Property type

House

Suburb

Werribee

Period-from

01 May 2023

to

30 Apr 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

12/1-3 STAWELL STREET WERRIBEE VIC 3030	\$560,000	12-Sep-23
2/1 TRINCA COURT WERRIBEE VIC 3030	\$580,000	30-Mar-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: 16 May 2024

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**12/1-3 STAWELL STREET  
WERRIBEE VIC 3030**

 3  2  1

Sold Price

**\$560,000**

Sold Date

**12-Sep-23**

Distance

**0.52km**



**2/1 TRINCA COURT WERRIBEE VIC  
3030**

 3  2  1

Sold Price

<sup>RS</sup> **\$580,000**

Sold Date

**30-Mar-24**

Distance

**1.51km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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