

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

8 HAVEAUX STREET WERRIBEE VIC 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$695,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Werribee

Period-from

01 Mar 2023

to

29 Feb 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

| | | |
|---------------------------------------|-----------|-----------|
| 17 ST ANDREWS DRIVE WERRIBEE VIC 3030 | \$750,000 | 10-Oct-23 |
| 34 DELMONT STREET WERRIBEE VIC 3030 | \$755,000 | 18-Aug-23 |
| 6 ANNE STREET WERRIBEE VIC 3030 | \$750,000 | 14-Jun-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: 05 March 2024



**17 ST ANDREWS DRIVE WERRIBEE
VIC 3030**

 3  2  2

Sold Price

\$750,000

Sold Date

10-Oct-23

Distance

0.24km



**34 DELMONT STREET WERRIBEE
VIC 3030**

 4  2  2

Sold Price

\$755,000

Sold Date

18-Aug-23

Distance

0.91km



**6 ANNE STREET WERRIBEE VIC
3030**

 3  1  3

Sold Price

\$750,000

Sold Date

14-Jun-23

Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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