

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 WESTMINSTER DRIVE 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

\$540,000

&

\$560,000

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

1 DENISE COURT WERRIBEE VIC 3030	\$560,000	15-Jan-24
60 CAMBRIDGE CRESCENT WERRIBEE VIC 3030	\$543,500	06-Apr-24
88 PARRAMATTA ROAD WERRIBEE VIC 3030	\$560,000	12-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: 13 May 2024



1 DENISE COURT WERRIBEE VIC 3030

3 2 -

Sold Price

\$560,000

Sold Date

15-Jan-24

Distance

0.46km



60 CAMBRIDGE CRESCENT WERRIBEE VIC 3030

3 1 4

Sold Price

^{RS} **\$543,500**

Sold Date

06-Apr-24

Distance

0.66km



88 PARRAMATTA ROAD WERRIBEE VIC 3030

3 2 4

Sold Price

\$560,000

Sold Date

12-Mar-24

Distance

1.91km

RS = Recent sale

UN = Undisclosed Sale

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