

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

9 XAVIER COURT 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,500

Property type

House

Suburb

Werribee

Period-from

01 Nov 2023

to

31 Oct 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

9 KIMBERLEY ROAD WERRIBEE VIC 3030	\$517,500	29-Oct-24
35 KIMBERLEY ROAD WERRIBEE VIC 3030	\$515,000	07-Jul-24
12 GOLDEN AVENUE WERRIBEE VIC 3030	\$517,000	15-Oct-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: 11 November 2024



**9 KIMBERLEY ROAD WERRIBEE
VIC 3030**

3 1 4

Sold Price

^{RS} **\$517,500** Sold Date **29-Oct-24**

Distance **0.73km**



**35 KIMBERLEY ROAD WERRIBEE
VIC 3030**

3 1 1

Sold Price

\$515,000 Sold Date **07-Jul-24**

Distance **0.76km**



**12 GOLDEN AVENUE WERRIBEE
VIC 3030**

4 1 -

Sold Price

^{RS} **\$517,000** Sold Date **15-Oct-24**

Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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