

## 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

30 FERNTREE DRIVE 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

\$620,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Werribee

Period-from

01 Oct 2023

to

30 Sep 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 AZOLLA AVENUE WERRIBEE VIC 3030	\$665,000	30-May-24
6 FERNTREE DRIVE WERRIBEE VIC 3030	\$636,000	19-Jan-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: 04 October 2024



**12 AZOLLA AVENUE WERRIBEE  
VIC 3030**

 4  2  -

Sold Price

**\$665,000**

Sold Date **30-May-24**

Distance

**0.09km**



**6 FERNTREE DRIVE WERRIBEE VIC  
3030**

 4  2  2

Sold Price

**\$636,000**

Sold Date **19-Jan-24**

Distance

**0.18km**

RS = Recent sale

UN = Undisclosed Sale

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