

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

7 ASSEMBLY 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

\$570,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Werribee

Period-from

01 Jun 2022

to

31 May 2023

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

2 LEAGUE STREET WERRIBEE VIC 3030	\$600,000	29-Apr-23
23 ADVENT ROAD WERRIBEE VIC 3030	\$605,000	26-Jan-23
22 WAGNER DRIVE WERRIBEE VIC 3030	\$600,000	28-Feb-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: 29 June 2023



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**2 LEAGUE STREET WERRIBEE VIC
3030**

3 2 2

Sold Price

\$600,000

Sold Date

29-Apr-23

Distance

0.09km



**23 ADVENT ROAD WERRIBEE VIC
3030**

3 2 1

Sold Price

\$605,000

Sold Date

26-Jan-23

Distance

0.43km



**22 WAGNER DRIVE WERRIBEE VIC
3030**

4 2 2

Sold Price

\$600,000

Sold Date

28-Feb-23

Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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