

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

124/50, CATAMARAN DRIVE WERRIBEE SOUTH 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

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,000

Property type

Unit

Suburb

Werribee South

Period-from

01 Apr 2024

to

31 Mar 2025

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

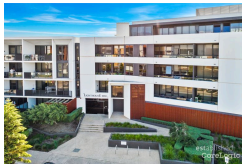
Date of sale

| | | |
|---|-----------|-----------|
| 301/33 QUAY BOULEVARD WERRIBEE SOUTH VIC 3030 | \$345,000 | 06-Dec-24 |
| 133/33 QUAY BOULEVARD WERRIBEE SOUTH VIC 3030 | \$415,000 | 10-Nov-24 |
| 5/50 CATAMARAN DRIVE WERRIBEE SOUTH VIC 3030 | \$395,000 | 11-May-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 April 2025



**301/33 QUAY BOULEVARD
WERRIBEE SOUTH VIC 3030**

 1  1  1

Sold Price **\$345,000** Sold Date **06-Dec-24**

Distance **0.29km**



**133/33 QUAY BOULEVARD
WERRIBEE SOUTH VIC 3030**

 1  1  1

Sold Price **\$415,000** Sold Date **10-Nov-24**

Distance **0.29km**



**5/50 CATAMARAN DRIVE
WERRIBEE SOUTH VIC 3030**

 2  1  1

Sold Price **\$395,000** Sold Date **11-May-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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