

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

4 SATELLITE 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

\$600,000

&

\$650,000

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

4 HANSEL DRIVE WERRIBEE VIC 3030	\$638,000	19-Feb-24
10 GATEAU DRIVE WERRIBEE VIC 3030	\$650,000	18-Nov-23
9 STABLEFORD STREET WERRIBEE VIC 3030	\$635,000	30-Nov-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: 16 May 2024



4 HANSEL DRIVE WERRIBEE VIC 3030

Sold Price

\$638,000

Sold Date

19-Feb-24



4



2



2

Distance

0.24km



10 GATEAU DRIVE WERRIBEE VIC 3030

Sold Price

^{RS}

\$650,000

Sold Date

18-Nov-23



4



2



2

Distance

0.24km



9 STABLEFORD STREET WERRIBEE VIC 3030

Sold Price

\$635,000

Sold Date

30-Nov-23



4



2



2

Distance

0.05km

RS = Recent sale

UN = Undisclosed Sale

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