

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 116/50 Catamaran Drive, Werribee South

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 \$390,000 & \$420,000

Median sale price

(*Delete house or unit as applicable)

Median price \$455,000 *House *Unit Suburb WERRIBEE SOUTH

Period - From May 2024 to Nov 2024 Source REIV

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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 |
|--|-----------|----------------------------|
| 216/50 Catamaran Drive, Werribee South | \$395,000 | 29 th June 2024 |
| 5/50 Catamaran Drive, Werribee South | \$395,000 | 11 th May 2024 |
| 237/50 Catamaran Drive, Werribee South | \$410,000 | 7 th Oct 2024 |

Property data source: Corelogic.com.au. Generated on 8th November 2024.