

## 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

1 SHOWBRIDGE WAY WERRIBEE VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$720,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Werribee

Period-from

01 Apr 2023

to

31 Mar 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

|   |           |           |
|---|-----------|-----------|
| 11 GRANDVISTA BOULEVARD WERRIBEE VIC 3030 | \$710,000 | 07-Jan-24 |
| 50 POWLETT STREET WERRIBEE VIC 3030       | \$747,000 | 25-Nov-23 |
| 13 OTTERHAM WAY WERRIBEE VIC 3030         | \$725,000 | 04-Aug-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: 11 April 2024



## 11 GRANDVISTA BOULEVARD WERRIBEE VIC 3030

4 2 2

Sold Price **\$710,000** Sold Date **07-Jan-24**

Distance **1.1km**



## 50 POWLETT STREET WERRIBEE VIC 3030

4 2 2

Sold Price **\$747,000** Sold Date **25-Nov-23**

Distance **4km**



## 13 OTTERHAM WAY WERRIBEE VIC 3030

4 2 2

Sold Price **\$725,000** Sold Date **04-Aug-23**

Distance **1.21km**

RS = Recent sale UN = Undisclosed Sale

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