

## 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

84 EXPLORATION AVENUE WERRIBEE VIC 3030

### Indicative selling price

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

Single Price

or range  
between

\$699,999

&

\$759,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$612,500

Property type

House

Suburb

Werribee

Period-from

01 Nov 2023

to

31 Oct 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

50 POWLETT STREET WERRIBEE VIC 3030	\$747,000	25-Nov-23
14 LAYSAN CRESCENT WERRIBEE VIC 3030	\$735,000	04-Mar-24
24 MAGELLAN CRESCENT WERRIBEE VIC 3030	\$735,000	08-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: 11 November 2024

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**50 POWLETT STREET WERRIBEE  
VIC 3030**

4 2 2

Sold Price

**\$747,000**

Sold Date **25-Nov-23**

Distance **0.62km**



**14 LAYSAN CRESCENT WERRIBEE  
VIC 3030**

4 2 -

Sold Price

**\$735,000**

Sold Date **04-Mar-24**

Distance **2.81km**



**24 MAGELLAN CRESCENT  
WERRIBEE VIC 3030**

4 2 2

Sold Price

Sold Date **08-May-24**

Distance **3.05km**

RS = Recent sale      UN = Undisclosed Sale

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