

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

7 XAVIER COURT 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

\$570,000

&

\$620,000

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

7 WEEDEN DRIVE WERRIBEE VIC 3030	\$586,000	05-Oct-24
13 SASHA COURT WERRIBEE VIC 3030	\$593,500	28-Sep-24
5 WEEDEN DRIVE WERRIBEE VIC 3030	\$590,000	10-Oct-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: 14 November 2024



7 WEEDEN DRIVE WERRIBEE VIC 3030

3 2 2

Sold Price

\$586,000

Sold Date

05-Oct-24

Distance

0.56km



13 SASHA COURT WERRIBEE VIC 3030

3 2 2

Sold Price

\$593,500

Sold Date

28-Sep-24

Distance

0.61km



5 WEEDEN DRIVE WERRIBEE VIC 3030

4 2 2

Sold Price

\$590,000

Sold Date

10-Oct-24

Distance

0.55km

RS = Recent sale

UN = Undisclosed Sale

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