

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

4/8-10 MELITA AVENUE 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

\$455,000

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$423,250

Property type

Unit

Suburb

Werribee

Period-from

01 Feb 2024

to

31 Jan 2025

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

3/13 DEUTGAM STREET WERRIBEE VIC 3030	\$485,000	02-Oct-24
1/100 TOWER ROAD WERRIBEE VIC 3030	\$450,000	19-Sep-24
18/18-20 GLEN STREET WERRIBEE VIC 3030	\$420,000	31-Jan-25

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: 19 February 2025

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**3/13 DEUTGAM STREET WERRIBEE** Sold Price **\$485,000** Sold Date **02-Oct-24**
VIC 3030

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Distance **0.5km****1/100 TOWER ROAD WERRIBEE** Sold Price **\$450,000** Sold Date **19-Sep-24**
VIC 3030

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Distance **1.82km****18/18-20 GLEN STREET WERRIBEE** Sold Price ^{RS} **\$420,000** Sold Date **31-Jan-25**
VIC 3030

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Distance **1.49km****RS** = Recent sale**UN** = Undisclosed Sale

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