

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 GANNET STREET 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

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

5 EMU COURT WERRIBEE VIC 3030	\$535,000	02-Dec-24
30 PARRAKEET ROAD WERRIBEE VIC 3030	\$515,000	29-Apr-24
77 DERRIMUT ROAD WERRIBEE VIC 3030	\$535,000	13-Jun-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: 18 February 2025



5 EMU COURT WERRIBEE VIC 3030

3 2 1

Sold Price **\$535,000** Sold Date **02-Dec-24**

Distance **0.1km**



30 PARRAKEET ROAD WERRIBEE VIC 3030

3 1 2

Sold Price **\$515,000** Sold Date **29-Apr-24**

Distance **0.2km**



77 DERRIMUT ROAD WERRIBEE VIC 3030

3 2 1

Sold Price **\$535,000** Sold Date **13-Jun-24**

Distance **0.21km**

RS = Recent sale UN = Undisclosed Sale

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