

## 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

23 GOSFIELD DRIVE 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

\$585,000

or range  
between

&

### 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

9 WATFORD STREET WERRIBEE VIC 3030	\$548,000	14-Sep-24
50 DAGLISH WAY WERRIBEE VIC 3030	\$565,000	01-Oct-24
22 TUNDRA ESPLANADE WERRIBEE VIC 3030	\$645,000	12-Sep-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: 08 November 2024



## 9 WATFORD STREET WERRIBEE VIC 3030

3 2 2

Sold Price **\$548,000** Sold Date **14-Sep-24**

Distance **0.36km**



## 50 DALGLISH WAY WERRIBEE VIC 3030

3 2 2

Sold Price **\$565,000** Sold Date **01-Oct-24**

Distance **0.85km**



## 22 TUNDRA ESPLANADE WERRIBEE VIC 3030

3 2 2

Sold Price **\$645,000** Sold Date **12-Sep-24**

Distance **1.42km**

RS = Recent sale

UN = Undisclosed Sale

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