

## 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

22 KEIRA CIRCUIT 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

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$606,500

Property type

House

Suburb

Werribee

Period-from

01 Sep 2023

to

31 Aug 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

53 GOLDENEYE CIRCUIT WERRIBEE VIC 3030	\$660,000	12-Jun-24
39 MORIALTA CIRCUIT WERRIBEE VIC 3030	\$675,555	15-Jul-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: 10 September 2024

Mandy Hao

M 04339924578

E mandy.hao@vicprop.com.au



## 53 GOLDENEYE CIRCUIT WERRIBEE VIC 3030

 4  2  2

Sold Price **\$660,000** Sold Date **12-Jun-24**

Distance **0.29km**



## 39 MORIALTA CIRCUIT WERRIBEE VIC 3030

 4  2  2

Sold Price **\$675,555** Sold Date **15-Jul-24**

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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