

## 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

6 LANCASHIRE DRIVE WERRIBEE VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$545,000

&

\$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$608,000

Property type

House

Suburb

Werribee

Period-from

01 Aug 2023

to

31 Jul 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

8 EDGEMEAD RISE WERRIBEE VIC 3030	\$540,000	13-Feb-24
11 ABBEYGATE DRIVE WERRIBEE VIC 3030	\$550,000	27-May-24
8 AKROYDON STREET WERRIBEE VIC 3030	\$579,900	22-Feb-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: 07 August 2024



**8 EDMEREAD RISE WERRIBEE VIC 3030**

Sold Price

**\$540,000**

Sold Date

**13-Feb-24**

3

2

1

Distance

**0.41km**



**11 ABBEYGATE DRIVE WERRIBEE VIC 3030**

Sold Price

**\$550,000**

Sold Date

**27-May-24**

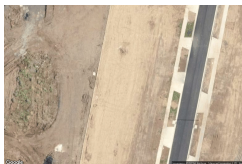
3

2

2

Distance

**1.8km**



**8 AKROYDON STREET WERRIBEE VIC 3030**

Sold Price

**\$579,900**

Sold Date

**22-Feb-24**

3

2

-

Distance

**0.45km**

RS = Recent sale

UN = Undisclosed Sale

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