

## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 5 Weeden Drive, Werribee

### 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 \$550,000 & \$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$635,000 \*House ☒ \*Unit ☐ Suburb WERRIBEE

Period - From April 2024 to Oct 2024 Source REIV

### Comparable property sales

A\* These are the three properties sold within two kilometres of the property for sale in the last six 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
7 Weeden Drive, Werribee	\$586,000	5 <sup>th</sup> Oct 2024
13 Sasha Court, Werribee	\$593,500	28 <sup>th</sup> Sep 2024
35 Weeden Drive, Werribee	\$542,000	6 <sup>th</sup> July 2024

Property data source: Corelogic.com.au. Generated on 9<sup>th</sup> October 2024.