

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

5 MISSISSIPPI PLACE 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

\$499,000

&

\$545,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$609,000

Property type

House

Suburb

Werribee

Period-from

01 Jan 2024

to

31 Dec 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

4 HYSLOP STREET HOPPERS CROSSING VIC 3029	\$535,000	23-Nov-24
25 CANBERRA AVENUE HOPPERS CROSSING VIC 3029	\$535,000	21-Nov-24
5 LISA COURT HOPPERS CROSSING VIC 3029	\$536,000	19-Dec-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: 24 January 2025



**4 HYSLOP STREET HOPPERS
CROSSING VIC 3029**

 3  1  1

Sold Price **\$535,000** Sold Date **23-Nov-24**

Distance **2.23km**



**25 CANBERRA AVENUE HOPPERS
CROSSING VIC 3029**

 3  1  1

Sold Price Sold Date **21-Nov-24**

Distance **2.2km**



**5 LISA COURT HOPPERS
CROSSING VIC 3029**

 3  1  1

Sold Price ^{RS} **\$536,000** Sold Date **19-Dec-24**

Distance **2.79km**

RS = Recent sale UN = Undisclosed Sale

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