

## 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

47 GATEAU 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

\$377,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Other

Suburb

Werribee

Period-from

01 Apr 2023

to

31 Mar 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

LOT 7033 ROEHAMPTON CRESCENT WERRIBEE VIC 3030	\$390,000	22-Dec-22
LOT 7036 ROEHAMPTON CRESCENT WERRIBEE VIC 3030	\$390,000	30-Nov-22
13 RUISLIP GROVE WERRIBEE VIC 3030	\$386,000	26-Nov-22

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: 09 April 2024



**LOT 7033 ROEHAMPTON  
CRESCENT WERRIBEE VIC 3030**

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Sold Price **\$390,000** Sold Date **22-Dec-22**

Distance **1.39km**

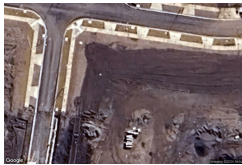


**LOT 7036 ROEHAMPTON  
CRESCENT WERRIBEE VIC 3030**

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Sold Price Sold Date **30-Nov-22**

Distance **1.42km**



**13 RUISLIP GROVE WERRIBEE VIC  
3030**

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Sold Price **\$386,000** Sold Date **26-Nov-22**

Distance **1.53km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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