

## 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 POWLETT STREET 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

\$520,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$612,250

Property type

House

Suburb

Werribee

Period-from

01 Oct 2023

to

30 Sep 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 37 COLDSTREAM AVENUE WERRIBEE VIC 3030 | \$537,500 | 15-May-24 |
| 21 WAGNER DRIVE WERRIBEE VIC 3030      | \$550,000 | 18-May-24 |
| 56 POWLETT STREET WERRIBEE VIC 3030    | \$520,500 | 28-Aug-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: 11 October 2024



**37 COLDSTREAM AVENUE  
WERRIBEE VIC 3030**

3 2 2

Sold Price

**\$537,500**

Sold Date

**15-May-24**

Distance

**0.17km**



**21 WAGNER DRIVE WERRIBEE VIC  
3030**

3 2 1

Sold Price

**\$550,000**

Sold Date

**18-May-24**

Distance

**0.57km**



**56 POWLETT STREET WERRIBEE  
VIC 3030**

4 2 2

Sold Price

**\$520,500**

Sold Date

**28-Aug-24**

Distance

**0.42km**

RS = Recent sale

UN = Undisclosed Sale

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