

## 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

48 ORINOCO CHASE 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

\$529,000

&

\$539,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$609,000

Property type

House

Suburb

Werribee

Period-from

01 May 2023

to

30 Apr 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

9 HANIPER GROVE WERRIBEE VIC 3030	\$545,000	13-Nov-23
8 BRENTHAM CRESCENT WERRIBEE VIC 3030	\$531,000	02-Dec-23
10 STABLEFORD STREET WERRIBEE VIC 3030	\$550,000	02-Dec-23

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: 13 May 2024



## 9 HANIPER GROVE WERRIBEE VIC 3030

3 2 2

Sold Price

**\$545,000**

Sold Date

**13-Nov-23**

Distance

**0.27km**



## 8 BRENTHAM CRESCENT WERRIBEE VIC 3030

3 2 2

Sold Price

**\$531,000**

Sold Date

**02-Dec-23**

Distance

**0.61km**



## 10 STABLEFORD STREET WERRIBEE VIC 3030

3 2 2

Sold Price

**\$550,000**

Sold Date

**02-Dec-23**

Distance

**1.31km**

RS = Recent sale

UN = Undisclosed Sale

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