

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

4 Highbury Road 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$606,500

Property type

House

Suburb

Werribee

Period-from

01 Sep 2023

to

31 Aug 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

6 SALINGA DRIVE WERRIBEE VIC 3030	\$675,000	02-Aug-24
23 GIRI WAY WERRIBEE VIC 3030	\$670,000	15-Jul-24
16 LEAGUE STREET WERRIBEE VIC 3030	\$667,000	14-Jun-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: 06 September 2024

DYNAMIC

R E S I D E N T I A L

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6 SALINGA DRIVE WERRIBEE VIC 3030

Sold Price

^{RS}

\$675,000

Sold Date

02-Aug-24



4



2



-

Distance

0.41km



23 GIRI WAY WERRIBEE VIC 3030

Sold Price

^{RS}

\$670,000

Sold Date

15-Jul-24



4



2



2

Distance

0.53km



16 LEAGUE STREET WERRIBEE VIC 3030

Sold Price

^{RS}

\$667,000

Sold Date

14-Jun-24



4



2



-

Distance

0.76km

RS = Recent sale

UN = Undisclosed Sale

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