

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

41 ROSELLA AVENUE 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

\$520,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

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

30 PARRAKEET ROAD WERRIBEE VIC 3030

\$515,000

29-Apr-24

23 SEINE CLOSE WERRIBEE VIC 3030

\$525,000

19-Sep-24

133 SHAWS ROAD WERRIBEE VIC 3030

\$520,000

22-Jul-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: 03 October 2024



30 PARRAKEET ROAD WERRIBEE VIC 3030

3 1 2

Sold Price

\$515,000

Sold Date

29-Apr-24

Distance

0.65km



23 SEINE CLOSE WERRIBEE VIC 3030

3 1 2

Sold Price

^{RS} **\$525,000**

Sold Date

19-Sep-24

Distance

1.19km



133 SHAWS ROAD WERRIBEE VIC 3030

3 1 2

Sold Price

\$520,000

Sold Date

22-Jul-24

Distance

1.21km

RS = Recent sale

UN = Undisclosed Sale

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