

## 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

28 WATERFRONT BOULEVARD WERRIBEE VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,230,000

&

\$1,290,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Werribee

Period-from

01 Feb 2024

to

31 Jan 2025

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

10 RIVER PARK COURT WERRIBEE VIC 3030	\$1,170,000	11-Sep-24
32 RIVERSDALE DRIVE WERRIBEE VIC 3030	\$1,230,000	31-Jan-25

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.

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**10 RIVER PARK COURT WERRIBEE VIC 3030** Sold Price **\$1,170,000** Sold Date **11-Sep-24**

 5  3  2

Distance **0.4km**



**32 RIVERSDALE DRIVE WERRIBEE VIC 3030** Sold Price <sup>RS</sup> **\$1,230,000** Sold Date **31-Jan-25**

 4  2  2

Distance **0.42km**

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

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