

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	78 Parramatta Road, Werribee, VIC 3030
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range	\$580,000	&	\$620,000
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Median sale price

Median price	\$612,250	Property Type	House	Suburb	Werribee (3030)
Period - From	01/10/2023	to	30/09/2024	Source	Corelogic

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
32 PARRAMATTA ROAD, WERRIBEE VIC 3030	\$580,000	16/05/2024
10 BROKEN COURT, WERRIBEE VIC 3030	\$570,000	16/12/2023
10 SONGLARK CRESCENT, WERRIBEE VIC 3030	\$585,000	26/09/2024

This Statement of Information was prepared on: 29/10/2024