

## 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

18 MACADAMIA GROVE 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

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$612,250

Property type

House

Suburb

Werribee

Period-from

01 Nov 2023

to

31 Oct 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

1 LITTLE STREET WERRIBEE VIC 3030	\$737,500	15-Jul-24
1 GRANT AVENUE WERRIBEE VIC 3030	\$665,000	28-Aug-24
23 MANORVALE PARADE WERRIBEE VIC 3030	\$660,000	03-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: 04 November 2024



**1 LITTLE STREET WERRIBEE VIC 3030**

Sold Price

**\$737,500**

Sold Date

**15-Jul-24**

4 2 2

Distance

**0.84km**



**1 GRANT AVENUE WERRIBEE VIC 3030**

Sold Price

**\$665,000**

Sold Date

**28-Aug-24**

4 2 2

Distance

**1.83km**



**23 MANORVALE PARADE WERRIBEE VIC 3030**

Sold Price

**\$660,000**

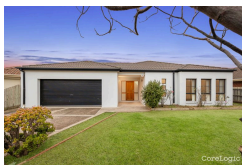
Sold Date

**03-Jun-24**

4 2 2

Distance

**1.44km**



**18 RUTMAN CLOSE WERRIBEE VIC 3030**

Sold Price

**\$642,000**

Sold Date

**17-Aug-24**

4 2 2

Distance

**1.37km**

RS = Recent sale

UN = Undisclosed Sale

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