

## 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

3/2 RIVERBEND CRESCENT 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

\$420,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$612,500

Property type

Other

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

2/2 CULGOA COURT WERRIBEE VIC 3030	\$425,000	03-Jul-24
2/55 ROWES ROAD WERRIBEE VIC 3030	\$450,000	14-Jul-24
15A ALBATROSS AVENUE WERRIBEE VIC 3030	\$430,000	16-Oct-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: 28 November 2024



**2/2 CULGOA COURT WERRIBEE  
VIC 3030**

 2  1  1

Sold Price **\$425,000** Sold Date **03-Jul-24**

Distance **0.74km**



**2/55 ROWES ROAD WERRIBEE VIC  
3030**

 2  1  1

Sold Price **\$450,000** Sold Date **14-Jul-24**

Distance **1.21km**



**15A ALBATROSS AVENUE  
WERRIBEE VIC 3030**

 2  1  1

Sold Price <sup>RS</sup> **\$430,000** Sold Date **16-Oct-24**

Distance **1.93km**

RS = Recent sale      UN = Undisclosed Sale

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