

## 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

42 POWLETT STREET 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

\$850,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Werribee

Period-from

01 Aug 2022

to

31 Jul 2023

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

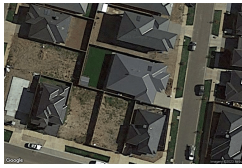
Date of sale

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 18 BUCKLAND CIRCUIT WERRIBEE VIC 3030 | \$887,500 | 18-May-23 |
| 39 TIMBARRA DRIVE WERRIBEE VIC 3030   | \$922,500 | 24-Jun-23 |
| 18 POWLETT STREET WERRIBEE VIC 3030   | \$830,000 | 10-May-23 |

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: 15 August 2023



**18 BUCKLAND CIRCUIT WERRIBEE  
VIC 3030**

Sold Price

<sup>RS</sup> **\$887,500** <sup>UN</sup>

Sold Date

**18-May-23**

4 2 -

Distance

**0.41km**



**39 TIMBARRA DRIVE WERRIBEE  
VIC 3030**

Sold Price

<sup>RS</sup> **\$922,500**

Sold Date

**24-Jun-23**

4 2 2

Distance

**0.34km**



**18 POWLETT STREET WERRIBEE  
VIC 3030**

Sold Price

**\$830,000**

Sold Date

**10-May-23**

4 2 2

Distance

**0.24km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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