

## 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

6 ST LAWRENCE CLOSE 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

\$530,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Werribee

Period-from

01 Sep 2023

to

31 Aug 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

32 WYNDHAM STREET WERRIBEE VIC 3030	\$592,500	10-Aug-24
7 DOTTEREL COURT WERRIBEE VIC 3030	\$580,000	07-Aug-24
133 SHAWS ROAD WERRIBEE VIC 3030	\$520,000	22-Jul-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: 11 September 2024



**32 WYNDHAM STREET WERRIBEE VIC 3030**

Sold Price

<sup>RS</sup> **\$592,500** <sup>UN</sup>

Sold Date **10-Aug-24**

3 1 -

Distance **1.4km**



**7 DOTTEREL COURT WERRIBEE VIC 3030**

Sold Price

<sup>RS</sup> **\$580,000** <sup>UN</sup>

Sold Date **07-Aug-24**

3 1 -

Distance **1.4km**



**133 SHAWS ROAD WERRIBEE VIC 3030**

Sold Price

**\$520,000**

Sold Date **22-Jul-24**

3 1 2

Distance **0.91km**

RS = Recent sale

UN = Undisclosed Sale

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