

## 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

63 GOEGAN 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

or range  
between

\$960,000

&

\$1,040,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$331,000

Property type

Land

Suburb

Werribee

Period-from

01 Oct 2022

to

30 Sep 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

9 MONTELLIER DRIVE WERRIBEE VIC 3030	\$930,000	20-May-23
64 WATTLE AVENUE WERRIBEE VIC 3030	\$930,000	18-Aug-23
33 JOHN STREET WERRIBEE VIC 3030	\$975,000	09-Sep-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: 03 October 2023



## 9 MONTELLIER DRIVE WERRIBEE VIC 3030

Sold Price

**\$930,000**

Sold Date **20-May-23**

6 2 2

Distance **0.15km**



## 64 WATTLE AVENUE WERRIBEE VIC 3030

Sold Price

<sup>RS</sup> **\$930,000**

Sold Date **18-Aug-23**

4 2 4

Distance **0.21km**



## 33 JOHN STREET WERRIBEE VIC 3030

Sold Price

<sup>RS</sup> **\$975,000**

Sold Date **09-Sep-23**

4 2 2

Distance **0.66km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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