

## 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

53 SHIPWRIGHT PARADE 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

\$750,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,750

Property type

House

Suburb

Werribee

Period-from

01 Dec 2023

to

30 Nov 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

4 ATTUNGA GROVE WERRIBEE VIC 3030	\$820,000	08-Aug-24
27 GOLDENEYE CIRCUIT WERRIBEE VIC 3030	\$795,000	09-Aug-24
7 BIRUBI PLACE WERRIBEE VIC 3030	\$758,000	21-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: 19 December 2024



**4 ATTUNGA GROVE WERRIBEE VIC 3030**

 4  2  2

Sold Price **\$820,000** Sold Date **08-Aug-24**

Distance **0.25km**



**27 GOLDENEYE CIRCUIT WERRIBEE VIC 3030**

 4  2  2

Sold Price **\$795,000** Sold Date **09-Aug-24**

Distance **0.82km**



**7 BIRUBI PLACE WERRIBEE VIC 3030**

 4  2  2

Sold Price <sup>RS</sup> **\$758,000** <sup>UN</sup> Sold Date **21-Oct-24**

Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

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