

## 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

7 MOYNE ROAD 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

\$780,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$609,000

Property type

House

Suburb

Werribee

Period-from

01 Feb 2024

to

31 Jan 2025

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 MAHATMA ROAD WERRIBEE VIC 3030	\$750,000	03-Sep-24
50 INDURA DRIVE WERRIBEE VIC 3030	\$785,000	09-Aug-24
26 GRAMPIANS AVENUE WERRIBEE VIC 3030	\$797,500	23-Dec-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: 04 February 2025



## 2 MAHATMA ROAD WERRIBEE VIC 3030

Sold Price **\$750,000** Sold Date **03-Sep-24**

4 2 2

Distance **0.63km**



## 50 INDURA DRIVE WERRIBEE VIC 3030

Sold Price **\$785,000** Sold Date **09-Aug-24**

4 2 2

Distance **0.97km**



## 26 GRAMPIANS AVENUE WERRIBEE VIC 3030

Sold Price <sup>RS</sup> **\$797,500** Sold Date **23-Dec-24**

4 2 2

Distance **1.12km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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