

## 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

56 ST ANDREWS DRIVE 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

\$860,000

&

\$930,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$607,500

Property type

House

Suburb

Werribee

Period-from

01 May 2022

to

30 Apr 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

52 WESTLEIGH DRIVE WERRIBEE VIC 3030

\$945,000

23-Dec-22

6 HAVEAUX STREET WERRIBEE VIC 3030

\$975,000

24-Apr-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: 16 May 2023



## 52 WESTLEIGH DRIVE WERRIBEE VIC 3030

4 2 8

Sold Price

**\$945,000**

Sold Date

**23-Dec-22**

Distance

**0.82km**



## 6 HAVEAUX STREET WERRIBEE VIC 3030

4 2 2

Sold Price

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

Sold Date

**24-Apr-23**

Distance

**0.14km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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