

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

3/271 HEATHS ROAD WERRIBEE VIC 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$410,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Werribee

Period-from

01 Apr 2024

to

31 Mar 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

2/7 WILKINSON STREET HOPPERS CROSSING VIC 3029	\$415,000	22-Dec-24
1/20 ORIOLE DRIVE WERRIBEE VIC 3030	\$430,000	11-Dec-24
1/7 WILKINSON STREET HOPPERS CROSSING VIC 3029	\$410,000	28-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: 28 April 2025

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2/7 WILKINSON STREET HOPPERS CROSSING VIC 3029 Sold Price **\$415,000** Sold Date **22-Dec-24**

2 1 1

Distance **0.84km**



1/20 ORIOLE DRIVE WERRIBEE VIC 3030 Sold Price **\$430,000** Sold Date **11-Dec-24**

2 1 -

Distance **0.66km**



1/7 WILKINSON STREET HOPPERS CROSSING VIC 3029 Sold Price **\$410,000** Sold Date **28-Oct-24**

2 1 1

Distance **0.84km**

RS = Recent sale UN = Undisclosed Sale

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