

## 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

LOT 3621 FARM ROAD 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

\$500,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Other

Suburb

Werribee

Period-from

01 Sep 2022

to

31 Aug 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 106 NEWMARKET ROAD WERRIBEE VIC 3030  | \$589,000 | 30-May-22 |
| 41 PENVER TERRACE WERRIBEE VIC 3030   | \$664,900 | 11-May-23 |
| 3 SADDLEBRED AVENUE WERRIBEE VIC 3030 | \$482,000 | 09-Jun-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: 30 September 2023


**106 NEWMARKET ROAD  
WERRIBEE VIC 3030**
 -  -  -

Sold Price

**\$589,000**

Sold Date **30-May-22**

Distance

**0.19km**

**41 PENVER TERRACE WERRIBEE  
VIC 3030**
 -  -  -

Sold Price

**\$664,900**

Sold Date **11-May-23**

Distance

**3.21km**

**3 SADDLEBRED AVENUE  
WERRIBEE VIC 3030**
 -  -  -

Sold Price

**\$482,000**

Sold Date **09-Jun-23**

Distance

**0.8km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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