

## 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

17 FLOURISH WAY 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

\$649,000

&

\$699,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$612,250

Property type

House

Suburb

Werribee

Period-from

01 Oct 2023

to

30 Sep 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

5 FLOURISH WAY WERRIBEE VIC 3030	\$655,000	24-May-24
1 FLOURISH WAY WERRIBEE VIC 3030	\$655,000	30-May-24
16 LEAGUE STREET WERRIBEE VIC 3030	\$667,000	28-May-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: 23 October 2024



## 5 FLOURISH WAY WERRIBEE VIC 3030

4 2 2

Sold Price

**\$655,000**

Sold Date **24-May-24**

Distance **0.07km**



## 1 FLOURISH WAY WERRIBEE VIC 3030

3 2 2

Sold Price

Sold Date **30-May-24**

Distance **0.09km**



## 16 LEAGUE STREET WERRIBEE VIC 3030

4 2 -

Sold Price

**\$667,000**

Sold Date **28-May-24**

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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