

## 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

129 NEWMARKET 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

or range  
between

\$759,000

&

\$799,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Werribee

Period-from

01 Jul 2022

to

30 Jun 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 114 FARM ROAD WERRIBEE VIC 3030       | \$800,000 | 07-Feb-23 |
| 5 UNGARA DRIVE WERRIBEE VIC 3030      | \$770,000 | 16-Mar-23 |
| 34 TIVERTON TERRACE WERRIBEE VIC 3030 | \$780,000 | 15-Mar-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: 19 July 2023


**114 FARM ROAD WERRIBEE VIC 3030**

Sold Price

**\$800,000**

Sold Date

**07-Feb-23**
 5

 3

 2

Distance

**0.37km**

**5 UNGARA DRIVE WERRIBEE VIC 3030**

Sold Price

**\$770,000**

Sold Date

**16-Mar-23**
 4

 2

 2

Distance

**1.32km**

**34 TIVERTON TERRACE WERRIBEE VIC 3030**

Sold Price

**\$780,000**

Sold Date

**15-Mar-23**
 4

 2

 2

Distance

**1.65km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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