

## 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

13 GELLIBRAND STREET 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

\$570,000

&

\$615,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Werribee

Period-from

01 Feb 2024

to

31 Jan 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 6 BUCKLAND CIRCUIT WERRIBEE VIC 3030 | \$590,000 | 20-Nov-24 |
| 6 BOUNTIFUL STREET WERRIBEE VIC 3030 | \$630,000 | 17-Oct-24 |
| 95 TULSI AVENUE WERRIBEE VIC 3030    | \$590,000 | 03-Sep-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.~~

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## 6 BUCKLAND CIRCUIT WERRIBEE VIC 3030

3 2 2

Sold Price

**\$590,000**

Sold Date **20-Nov-24**

Distance

**0.08km**



## 6 BOUNTIFUL STREET WERRIBEE VIC 3030

3 2 1

Sold Price

**\$630,000**

Sold Date **17-Oct-24**

Distance

**0.41km**



## 95 TULSI AVENUE WERRIBEE VIC 3030

3 2 1

Sold Price

**\$590,000**

Sold Date **03-Sep-24**

Distance

**0.74km**

RS = Recent sale

UN = Undisclosed Sale

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