

## 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

8 BOWER DRIVE 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

\$530,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$606,500

Property type

House

Suburb

Werribee

Period-from

01 Sep 2023

to

31 Aug 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

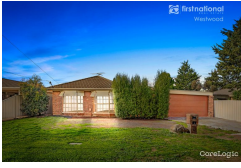
Date of sale

8 SONGLARK CRESCENT WERRIBEE VIC 3030	\$565,000	31-Jul-24
24 SWAN STREET WERRIBEE VIC 3030	\$570,000	02-Jun-24
5 NIGHTINGALE DRIVE WERRIBEE VIC 3030	\$570,000	15-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: 09 September 2024



**8 SONGLARK CRESCENT  
WERRIBEE VIC 3030**

3 1 4

Sold Price <sup>RS</sup> **\$565,000** Sold Date **31-Jul-24**

Distance **0.25km**



**24 SWAN STREET WERRIBEE VIC  
3030**

3 1 -

Sold Price **\$570,000** Sold Date **02-Jun-24**

Distance **0.46km**



**5 NIGHTINGALE DRIVE WERRIBEE  
VIC 3030**

3 1 2

Sold Price Sold Date **15-May-24**

Distance **0.97km**

RS = Recent sale UN = Undisclosed Sale

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