

## 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 VENTOSA 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

\$425,000

&

\$475,000

### 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

1/4 FALCON STREET WERRIBEE VIC 3030	445000	03-Dec-24
2/9 DEBORAH STREET WERRIBEE VIC 3030	450000	28-Nov-24
3/5 GLENLUSS STREET WERRIBEE VIC 3030	435000	15-Oct-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: 19 February 2025



**1/4 FALCON STREET WERRIBEE  
VIC 3030**

 3  1  1

Sold Price

**445000**

Sold Date **03-Dec-24**

Distance **1.52km**



**2/9 DEBORAH STREET WERRIBEE  
VIC 3030**

 2  2  1

Sold Price

**450000**

Sold Date **28-Nov-24**

Distance **0.32km**



**3/5 GLENLUSS STREET WERRIBEE  
VIC 3030**

 2  1  1

Sold Price

**435000**

Sold Date **15-Oct-24**

Distance **0.91km**

RS = Recent sale

UN = Undisclosed Sale

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