

## 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

11 OVERLAND CHASE 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

\$630,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Werribee

Period-from

01 Apr 2023

to

31 Mar 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

4 TAWORRI CRESCENT WERRIBEE VIC 3030	\$625,000	17-Dec-23
13 MAGELLAN CRESCENT WERRIBEE VIC 3030	\$648,000	05-Dec-23
96 TREEVE PARKWAY WERRIBEE VIC 3030	\$680,000	28-Feb-24

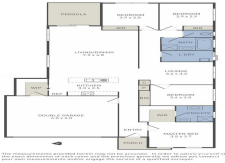
OR

**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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**4 TAWORRI CRESCENT WERRIBEE VIC 3030** Sold Price **\$625,000** Sold Date **17-Dec-23**

4 2 2

Distance **0.42km**



**13 MAGELLAN CRESCENT WERRIBEE VIC 3030** Sold Price **\$648,000** Sold Date **05-Dec-23**

4 2 2

Distance **0.82km**



**96 TREEVE PARKWAY WERRIBEE VIC 3030** Sold Price **\$680,000** Sold Date **28-Feb-24**

4 2 2

Distance **0.79km**

RS = Recent sale UN = Undisclosed Sale

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