

## 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

21 WINSCOMBE ROAD 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

\$630,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$609,000

Property type

House

Suburb

Werribee

Period-from

01 Jan 2024

to

31 Dec 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 Highbury Road Werribee VIC 3030	\$661,000	02-Oct-24
67 Wagner Drive Werribee VIC 3030	\$670,000	21-Aug-24
4 Veda Street Werribee VIC 3030	\$687,000	20-Dec-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: 23 January 2025

# DYNAMIC

RESIDENTIAL

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**4 HIGBURY ROAD WERRIBEE VIC 3030** Sold Price **\$661,000** Sold Date **02-Oct-24**

4 2 2

Distance **0.26km**



**67 WAGNER DRIVE WERRIBEE VIC 3030** Sold Price **\$670,000** Sold Date **21-Aug-24**

4 2 2

Distance **0.28km**



**4 VEDA STREET WERRIBEE VIC 3030** Sold Price <sup>RS</sup> **\$687,000** Sold Date **20-Dec-24**

4 2 2

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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