

# 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 167 Rosella Avenue, Werribee, VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$500,000

&

\$550,000

### Median sale price

Median price

\$611,050

Property Type

House

Suburb

Werribee (3030)

Period - From

01/01/2023

to

31/12/2023

Source

REA

### Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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 SETTLER COURT, WERRIBEE VIC 3030	\$522,000	24/01/2024
8 DOBELL CRESCENT, WERRIBEE VIC 3030	\$523,000	01/12/2024
18 HARRIER STREET, WERRIBEE VIC 3030	\$545,000	25/12/2023

This Statement of Information was prepared on: 30/01/2024