

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

4/11 DIXON AVENUE WERRIBEE VIC 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$465,000

&

\$505,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Werribee

Period-from

01 Nov 2023

to

31 Oct 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

3/13 DEUTGAM STREET WERRIBEE VIC 3030	485000	02-Oct-24
1/8-10 MELITA AVENUE WERRIBEE VIC 3030	482000	25-Jun-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: 27 November 2024



3/13 DEUTGAM STREET WERRIBEE VIC 3030 Sold Price **485000** Sold Date **02-Oct-24**

 2  1  1

Distance **0.82km**



1/8-10 MELITA AVENUE WERRIBEE VIC 3030 Sold Price **482000** Sold Date **25-Jun-24**

 2  1  1

Distance **1.31km**

RS = Recent sale UN = Undisclosed Sale

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