

## 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

30 MORIALTA CIRCUIT 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

\$580,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$613,500

Property type

House

Suburb

Werribee

Period-from

01 Feb 2022

to

31 Jan 2023

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

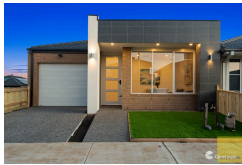
Date of sale

39 MERULA DRIVE MAMBOURIN VIC 3024	\$605,000	01-Sep-22
28 GOSFIELD DRIVE WERRIBEE VIC 3030	\$630,000	19-Sep-22
4 RATHDOWNE ROAD WERRIBEE VIC 3030	\$589,000	21-Nov-22

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: 08 February 2023


**39 MERULA DRIVE MAMBOURIN  
VIC 3024**
 4    2    1

Sold Price

**\$605,000**

Sold Date

**01-Sep-22**

Distance

**1.61km**

**28 GOSFIELD DRIVE WERRIBEE  
VIC 3030**
 4    2    2

Sold Price

**\$630,000**

Sold Date

**19-Sep-22**

Distance

**1.56km**

**4 RATHDOWNE ROAD WERRIBEE  
VIC 3030**
 4    2    2

Sold Price

**\$589,000**

Sold Date

**21-Nov-22**

Distance

**1.24km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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