

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

6 SADDLEBRED 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

\$869,000

&

\$929,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$608,000

Property type

House

Suburb

Werribee

Period-from

01 Jul 2023

to

30 Jun 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

13 AXIS ROAD WERRIBEE VIC 3030

\$980,000

17-Apr-24

22 CHARTER ROAD WERRIBEE VIC 3030

\$925,000

12-Mar-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: 19 July 2024



13 AXIS ROAD WERRIBEE VIC 3030

 4  3  -

Sold Price

\$980,000

Sold Date

17-Apr-24

Distance

0.28km



22 CHARTER ROAD WERRIBEE VIC 3030

 4  2  4

Sold Price

\$925,000

Sold Date

12-Mar-24

Distance

1.02km

RS = Recent sale

UN = Undisclosed Sale

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