

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

1 ADARE PLACE 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

\$550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Werribee

Period-from

01 Mar 2024

to

28 Feb 2025

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

6 ADARE PLACE WERRIBEE VIC 3030	\$560,000	17-Mar-25
14 EDGAR STREET WERRIBEE VIC 3030	\$605,221	13-Jan-25
1 CARBON COURT WERRIBEE VIC 3030	\$517,000	08-Mar-25

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: 26 March 2025



6 ADARE PLACE WERRIBEE VIC 3030

Sold Price

^{RS}

\$560,000

Sold Date

17-Mar-25

3

1

1

Distance

0.07km



14 EDGAR STREET WERRIBEE VIC 3030

Sold Price

\$605,221

Sold Date

13-Jan-25

3

1

2

Distance

0.35km



1 CARBON COURT WERRIBEE VIC 3030

Sold Price

^{RS}

\$517,000

Sold Date

08-Mar-25

4

2

1

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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