

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 PITTA CLOSE 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

\$560,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Werribee

Period-from

01 Jun 2024

to

31 May 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

7 PITTA CLOSE WERRIBEE VIC 3030	\$579,000	29-Apr-24
107 ROSELLA AVENUE WERRIBEE VIC 3030	\$580,000	12-Nov-24
110 ROSELLA AVENUE WERRIBEE VIC 3030	\$590,000	01-Aug-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: 02 June 2025



7 PITTA CLOSE WERRIBEE VIC 3030

3 1 1

Sold Price **\$579,000** Sold Date **29-Apr-24**

Distance **0.07km**



107 ROSELLA AVENUE WERRIBEE VIC 3030

3 2 2

Sold Price **\$580,000** Sold Date **12-Nov-24**

Distance **0.09km**



110 ROSELLA AVENUE WERRIBEE VIC 3030

3 2 2

Sold Price **\$590,000** Sold Date **01-Aug-24**

Distance **0.17km**

RS = Recent sale **UN** = Undisclosed Sale

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