

## 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

109/50 CATAMARAN DRIVE WERRIBEE SOUTH 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

\$389,999

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Werribee South

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

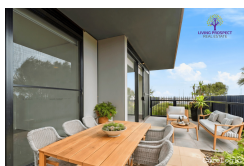
Date of sale

14/50 CATAMARAN DRIVE WERRIBEE SOUTH VIC 3030	\$350,000	27-Mar-25
201/50 CATAMARAN DRIVE WERRIBEE SOUTH VIC 3030	\$324,000	08-May-25
114/33 QUAY BOULEVARD WERRIBEE SOUTH VIC 3030	\$385,000	25-Jan-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: 20 June 2025



## 14/50 CATAMARAN DRIVE WERRIBEE SOUTH VIC 3030

1 1 1

Sold Price **\$350,000** Sold Date **27-Mar-25**

Distance **0km**



## 201/50 CATAMARAN DRIVE WERRIBEE SOUTH VIC 3030

1 1 1

Sold Price <sup>RS</sup> **\$324,000** <sup>UN</sup> Sold Date **08-May-25**

Distance **0km**



## 114/33 QUAY BOULEVARD WERRIBEE SOUTH VIC 3030

1 1 -

Sold Price **\$385,000** Sold Date **25-Jan-25**

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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