

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

11 LOMBARD ROAD 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Werribee

Period-from

01 May 2024

to

30 Apr 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

4 GITA CRESCENT WERRIBEE VIC 3030	\$595,000	15-Dec-24
9 CANOPY WAY WERRIBEE VIC 3030	\$595,000	22-Nov-24
19 WONDERLAND ROAD WERRIBEE VIC 3030	\$530,000	29-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.~~

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4 GITA CRESCENT WERRIBEE VIC 3030

 4  2  2

Sold Price

\$595,000

Sold Date

15-Dec-24

Distance

0.6km



9 CANOPY WAY WERRIBEE VIC 3030

 3  2  1

Sold Price

Sold Date

22-Nov-24

Distance

0.89km



19 WONDERLAND ROAD WERRIBEE VIC 3030

 3  2  1

Sold Price

\$530,000

Sold Date

29-Jan-25

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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