

## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 11 Morialta Circuit, Werribee

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price  or range between \$730,000 & \$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$640,000 \*House ☒ \*Unit ☐ Suburb WERRIBEE  
Period - From Dec 2024 to May 2025 Source REIV

### Comparable property sales

A\* These are the three properties sold within two kilometres of the property for sale in the last six 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
20 Bewick Way, Werribee	\$725,000	29 <sup>th</sup> Nov 2024
5 Sugarloaf Grove, Werribee	\$756,000	16 <sup>th</sup> Dec 2024
38 Wedgebill Circuit, Werribee	\$750,000	25 <sup>th</sup> Feb 2025

Property data source: Corelogic.com.au. Generated on 7<sup>th</sup> May 2025.