

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 (*Delete single price or range as applicable)

Single price or range between \$725,000 & \$750,000

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 th Nov 2024
5 Sugarloaf Grove, Werribee	\$756,000	16 th Dec 2024
38 Wedgebill Circuit, Werribee	\$750,000	25 th Feb 2025

Property data source: Corelogic.com.au. Generated on 23rd May 2025.