

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

124/50, CATAMARAN DRIVE WERRIBEE SOUTH 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

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,000

Property type

Unit

Suburb

Werribee South

Period-from

01 Apr 2024

to

31 Mar 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

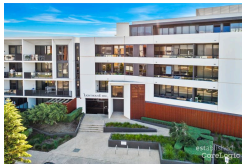
Date of sale

301/33 QUAY BOULEVARD WERRIBEE SOUTH VIC 3030	\$345,000	06-Dec-24
133/33 QUAY BOULEVARD WERRIBEE SOUTH VIC 3030	\$415,000	10-Nov-24
5/50 CATAMARAN DRIVE WERRIBEE SOUTH VIC 3030	\$395,000	11-May-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: 04 April 2025



**301/33 QUAY BOULEVARD
WERRIBEE SOUTH VIC 3030**

 1  1  1

Sold Price

\$345,000

Sold Date **06-Dec-24**

Distance

0.29km



**133/33 QUAY BOULEVARD
WERRIBEE SOUTH VIC 3030**

 1  1  1

Sold Price

\$415,000

Sold Date **10-Nov-24**

Distance

0.29km



**5/50 CATAMARAN DRIVE
WERRIBEE SOUTH VIC 3030**

 2  1  1

Sold Price

\$395,000

Sold Date **11-May-24**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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