

## 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

14 BURKE STREET WERRIBEE 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

\$700,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$612,500

Property type

House

Suburb

Werribee

Period-from

01 Nov 2023

to

31 Oct 2024

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 19 ANDERSON STREET WERRIBEE VIC 3030  | \$732,500 | 31-Aug-24 |
| 18 KIELY AVENUE WERRIBEE VIC 3030     | \$715,000 | 04-Jul-24 |
| 9 LAURAVILLE AVENUE WERRIBEE VIC 3030 | \$650,000 | 31-Oct-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: 18 November 2024



**19 ANDERSON STREET WERRIBEE VIC 3030** Sold Price **\$732,500** Sold Date **31-Aug-24**  
Distance **0.46km**

3 1 1



**18 KIELY AVENUE WERRIBEE VIC 3030** Sold Price **\$715,000** Sold Date **04-Jul-24**  
Distance **1km**

4 1 3



**9 LAURAVILLE AVENUE WERRIBEE VIC 3030** Sold Price <sup>RS</sup> **\$650,000** Sold Date **31-Oct-24**  
Distance **1.18km**

3 1 -

RS = Recent sale      UN = Undisclosed Sale

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