

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 16 Dawley 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 \$595,000 & \$635,000

Median sale price

(*Delete house or unit as applicable)

Median price \$625,000 *House ☒ *Unit ☐ Suburb WERRIBEE

Period - From Aug 2024 to Feb 2025 Source CORE LOGIC

Comparable property sales

A*	4 Arthurdale Crescent, Werribee	\$620,000	Sold 15 th Jan 2025
	3 Dawley Circuit, Werribee	\$615,000	Sold 23 th July 2024
	11 Hutchison Road, Mambourin	\$615,000	Sold 16 th Nov 2024

Property data source: Corelogic.com.au. Generated on 13th February 2025