

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

2/17 SEINE CLOSE WERRIBEE 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

\$519,000

&

\$549,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,500

Property type

Unit

Suburb

Werribee

Period-from

01 May 2024

to

30 Apr 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

3 CROMWELL ROAD WERRIBEE VIC 3030	\$519,000	20-Mar-25
1/82 SONGLARK CRESCENT WERRIBEE VIC 3030	\$526,000	05-Dec-24
1/18 HOGAN GROVE WERRIBEE VIC 3030	\$535,000	03-Feb-25

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: 28 May 2025



**3 CROMWELL ROAD WERRIBEE
VIC 3030**

3 1 1

Sold Price **\$519,000** Sold Date **20-Mar-25**

Distance **0.99km**



**1/82 SONGLARK CRESCENT
WERRIBEE VIC 3030**

3 2 2

Sold Price **\$526,000** Sold Date **05-Dec-24**

Distance **0.6km**



**1/18 HOGAN GROVE WERRIBEE
VIC 3030**

3 2 1

Sold Price **\$535,000** Sold Date **03-Feb-25**

Distance **1.75km**

RS = Recent sale **UN** = Undisclosed Sale

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