

## 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

25 YALLAROO CHASE 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

or range  
between

\$780,000

&

\$799,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Werribee

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

### 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

4 JINDALEE WAY WERRIBEE VIC 3030	\$825,000	05-Oct-24
28 JINDALEE WAY WERRIBEE VIC 3030	\$790,000	02-Dec-24
37 MORIALTA CIRCUIT WERRIBEE VIC 3030	\$871,000	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.~~

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**4 JINDALEE WAY WERRIBEE VIC 3030**

Sold Price

**\$825,000**

Sold Date

**05-Oct-24**

 4  3  2

Distance

**0.16km**



**28 JINDALEE WAY WERRIBEE VIC 3030**

Sold Price

**\$790,000**

Sold Date

**02-Dec-24**

 4  2  2

Distance

**0.22km**



**37 MORIALTA CIRCUIT WERRIBEE VIC 3030**

Sold Price

**\$871,000**

Sold Date

**11-May-24**

 4  2  2

Distance

**0.17km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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