

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

3 NOELHURST COURT 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

\$775,000

&

\$805,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

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

1 ST ANDREWS DRIVE WERRIBEE VIC 3030	\$792,500	02-May-25
26 GRAMPIANS AVENUE WERRIBEE VIC 3030	\$797,500	23-Jan-25
92 TULSI AVENUE WERRIBEE VIC 3030	\$790,000	18-Nov-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: 09 May 2025



1 ST ANDREWS DRIVE WERRIBEE VIC 3030

Sold Price

^{RS}
\$792,500

Sold Date

02-May-25


4



2



2

Distance

0.96km


26 GRAMPIANS AVENUE WERRIBEE VIC 3030

Sold Price

\$797,500

Sold Date

23-Jan-25


4



2



2

Distance

1.33km


92 TULSI AVENUE WERRIBEE VIC 3030

Sold Price

\$790,000

Sold Date

18-Nov-24


4



2



2

Distance

1.58km
RS = Recent sale

UN = Undisclosed Sale

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