

## 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

33 MORGAN CRESCENT 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

\$590,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Werribee

Period-from

01 Apr 2024

to

31 Mar 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

18 MORGAN CRESCENT WERRIBEE VIC 3030	\$640,000	10-Feb-25
26 MORGAN CRESCENT WERRIBEE VIC 3030	\$622,000	03-Dec-24
7 GOPAL WAY WERRIBEE VIC 3030	\$625,000	13-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: 24 April 2025



**18 MORGAN CRESCENT WERRIBEE VIC 3030** Sold Price **\$640,000** Sold Date **10-Feb-25**

 4  2  2

Distance **0.04km**



**26 MORGAN CRESCENT WERRIBEE VIC 3030** Sold Price **\$622,000** Sold Date **03-Dec-24**

 3  2  -

Distance **0.06km**



**7 GOPAL WAY WERRIBEE VIC 3030** Sold Price <sup>RS</sup> **\$625,000** Sold Date **13-Feb-25**

 4  2  2

Distance **2.45km**

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

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