

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

35 BENSON DRIVE 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Werribee

Period-from

01 Mar 2023

to

29 Feb 2024

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

29 BENSON DRIVE WERRIBEE VIC 3030	\$600,000	24-Oct-23
10 PORTER STREET WERRIBEE VIC 3030	\$575,000	15-Sep-23
21 SHOWBRIDGE WAY WERRIBEE VIC 3030	\$607,000	09-Feb-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: 12 March 2024


29 BENSON DRIVE WERRIBEE VIC 3030

Sold Price

\$600,000

Sold Date

24-Oct-23
 4
 2
 2

Distance

0.03km

10 PORTER STREET WERRIBEE VIC 3030

Sold Price

\$575,000

Sold Date

15-Sep-23
 4
 2
 2

Distance

0.45km

21 SHOWBRIDGE WAY WERRIBEE VIC 3030

Sold Price

^{RS} **\$607,000**

Sold Date

09-Feb-24
 4
 2
 2

Distance

0.44km
RS = Recent sale

UN = Undisclosed Sale

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