

## 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

45 SHOALHAVEN STREET 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

\$570,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Werribee

Period-from

01 Feb 2024

to

31 Jan 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

|                                                     |           |           |
|-----------------------------------------------------|-----------|-----------|
| 17 GOLDEN SQUARE CRESCENT HOPPERS CROSSING VIC 3029 | \$580,000 | 16-Dec-24 |
| 23 THOROUGHBRED AVENUE WERRIBEE VIC 3030            | \$570,000 | 19-Nov-24 |
| 1 KAURI COURT WERRIBEE VIC 3030                     | \$600,000 | 29-Oct-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: 19 February 2025



## 17 GOLDEN SQUARE CRESCENT HOPPERS CROSSING VIC 3029

4 1 1

Sold Price **\$580,000** Sold Date **16-Dec-24**

Distance **1.5km**



## 23 THOROUGHbred AVENUE WERRIBEE VIC 3030

4 1 1

Sold Price **\$570,000** Sold Date **19-Nov-24**

Distance **3.65km**



## 1 KAURI COURT WERRIBEE VIC 3030

4 1 2

Sold Price **\$600,000** Sold Date **29-Oct-24**

Distance **0.55km**

RS = Recent sale UN = Undisclosed Sale

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