

## 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

5/219 WATTON 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

\$370,000

&

\$390,000

### 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

9-12 MILONE COURT WERRIBEE VIC 3030	\$382,500	05-Feb-24
5/4 MANTELLO DRIVE WERRIBEE VIC 3030	\$382,000	11-Jan-24
2/20 CENTENARY CRESCENT WERRIBEE VIC 3030	\$372,000	03-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: 22 April 2025



**9-12 MILONE COURT WERRIBEE  
VIC 3030**

 2  1  -

Sold Price

**\$382,500**

Sold Date **05-Feb-24**

Distance **0.52km**



**5/4 MANTELLO DRIVE WERRIBEE  
VIC 3030**

 2  1  1

Sold Price

**\$382,000**

Sold Date **11-Jan-24**

Distance **1.64km**



**2/20 CENTENARY CRESCENT  
WERRIBEE VIC 3030**

 2  1  -

Sold Price

**\$372,000**

Sold Date **03-Nov-24**

Distance **1.96km**

RS = Recent sale

UN = Undisclosed Sale

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