

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

5/6 BEASLEY AVENUE 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

\$440,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,500

Property type

Unit

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

1/61 HIGH STREET WERRIBEE VIC 3030	\$455,000	19-Mar-25
1/12-18 TOWER ROAD WERRIBEE VIC 3030	\$460,000	02-Feb-25
7/268 SHAWS ROAD WERRIBEE VIC 3030	\$460,000	18-Mar-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.~~

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Kurt Dalziel

P 0402451374

M 0402451374

E kdalziel@eview.com.au



1/61 HIGH STREET WERRIBEE VIC 3030

3 1 1

Sold Price

\$455,000

Sold Date

19-Mar-25

Distance

0.54km



1/12-18 TOWER ROAD WERRIBEE VIC 3030

3 1 1

Sold Price

\$460,000

Sold Date

02-Feb-25

Distance

1.04km



7/268 SHAWS ROAD WERRIBEE VIC 3030

1 2 -

Sold Price

Sold Date

18-Mar-25

Distance

1.2km

RS = Recent sale

UN = Undisclosed Sale

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