

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

5/8 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

\$310,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Werribee

Period-from

01 Mar 2024

to

28 Feb 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

4/12 MANLY STREET WERRIBEE VIC 3030

\$333,000

26-Nov-24

5/5-7 MILONE COURT WERRIBEE VIC 3030

\$335,000

07-Dec-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: 25 March 2025



**4/12 MANLY STREET WERRIBEE
VIC 3030**

2 1 1

Sold Price

\$333,000

Sold Date **26-Nov-24**

Distance

0.23km



**5/5-7 MILONE COURT WERRIBEE
VIC 3030**

2 1 1

Sold Price

\$335,000

Sold Date **07-Dec-24**

Distance

1.46km

RS = Recent sale

UN = Undisclosed Sale

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