

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

7 BILLEROY WAY 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

\$650,000

&

\$680,000

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

6 BILLEROY WAY WERRIBEE VIC 3030	\$655,000	29-Dec-24
55 SHIPWRIGHT PARADE WERRIBEE VIC 3030	\$665,000	23-Feb-25
23 WEEMALA GROVE WERRIBEE VIC 3030	\$660,000	04-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: 28 March 2025



6 BILLEROY WAY WERRIBEE VIC 3030

4 2 2

Sold Price

\$655,000

Sold Date **29-Dec-24**

Distance **0.05km**



55 SHIPWRIGHT PARADE WERRIBEE VIC 3030

4 2 2

Sold Price

^{RS} **\$665,000**

Sold Date **23-Feb-25**

Distance **0.35km**



23 WEEMALA GROVE WERRIBEE VIC 3030

4 2 2

Sold Price

\$660,000

Sold Date **04-Dec-24**

Distance **0.36km**

RS = Recent sale

UN = Undisclosed Sale

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