

## 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

9 GOLDEN AVENUE 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

\$420,000

&

\$460,000

### 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

7 CENTRE AVENUE WERRIBEE VIC 3030	\$437,500	21-Jun-24
37 DEBORAH STREET WERRIBEE VIC 3030	\$465,000	10-Oct-24
9 JULIAN STREET WERRIBEE VIC 3030	\$420,000	24-May-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: 02 April 2025



**7 CENTRE AVENUE WERRIBEE VIC 3030**

Sold Price

**\$437,500**

Sold Date

**21-Jun-24**

 3

 1

 4

Distance

**0.04km**



**37 DEBORAH STREET WERRIBEE VIC 3030**

Sold Price

**\$465,000**

Sold Date

**10-Oct-24**

 3

 1

 -

Distance

**0.13km**



**9 JULIAN STREET WERRIBEE VIC 3030**

Sold Price

**\$420,000**

Sold Date

**24-May-24**

 3

 1

 -

Distance

**0.27km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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