

## 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

LOT 3130 Shanti Circuit , 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

\$520,000

&

\$550,000

### 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 7 SADDLEBRED AVENUE WERRIBEE VIC 3030 | \$505,000 | 24-Nov-24 |
| 28 JENKINS STREET WERRIBEE VIC 3030   | \$535,000 | 09-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: 04 March 2025

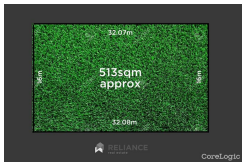


## 7 SADDLEBRED AVENUE WERRIBEE VIC 3030

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Sold Price **\$505,000** Sold Date **24-Nov-24**

Distance **1.51km**



## 28 JENKINS STREET WERRIBEE VIC 3030

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Sold Price **\$535,000** Sold Date **09-Dec-24**

Distance **1.62km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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