

## 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

111 MARKET ROAD WERRIBEE VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$480,000

&

\$510,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$609,000

Property type

House

Suburb

Werribee

Period-from

01 Jan 2024

to

31 Dec 2024

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

9 GAVAN COURT WERRIBEE VIC 3030	\$472,000	01-Oct-24
12 GOLDEN AVENUE WERRIBEE VIC 3030	\$517,000	15-Oct-24
6 RICHMOND CRESCENT WERRIBEE VIC 3030	\$480,000	19-Nov-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: 21 January 2025



**9 GAVAN COURT WERRIBEE VIC 3030**

3  1  - 

Sold Price

**\$472,000**

Sold Date

**01-Oct-24**

Distance

**0.13km**



**12 GOLDEN AVENUE WERRIBEE VIC 3030**

4  1  - 

Sold Price

**\$517,000**

Sold Date

**15-Oct-24**

Distance

**0.31km**



**6 RICHMOND CRESCENT WERRIBEE VIC 3030**

3  1  3 

Sold Price

<sup>RS</sup> **\$480,000**

Sold Date

**19-Nov-24**

Distance

**0.37km**

RS = Recent sale

UN = Undisclosed Sale

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