Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	17 Overland Chase Werribee, 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	$800,000 & $850,000

Median sale price

Median price	$605,000	Property Type	HOUSE	Suburb	WERRIBEE
Period - From	19-Feb-2024	to	18-Feb-2025	Source	Corelogic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	4 JINDALEE WAY WERRIBEE VIC 3030 448m2	$825,000	05-Oct-2024
2	11 CHEYNE STREET WERRIBEE 3030 400m2	$800,000	05-Oct-2024
3	54 ORMISTON CRESCENT WERRIBEE VIC 3030 570m2	$812,222	30-Oct-2024

This statement of information was prepared on 23-May-2025 at 8:16:28 PM AEST