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	5 BEMM COURT 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	$660,000	&	$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$603,550	Property type	House	Suburb	Werribee
Period-from	01 Jun 2024	to	31 May 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
3 FAUNA COURT WERRIBEE VIC 3030	$680,000	06-Feb-24
3 STANFORD CLOSE WERRIBEE VIC 3030	$660,000	07-Aug-24
7 RIVERGLEN DRIVE WERRIBEE VIC 3030	$650,000	12-Feb-25

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: 24 June 2025

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3 FAUNA COURT WERRIBEE VIC 3030

4 2 2

Sold Price **$680,000** Sold Date **06-Feb-24**

Distance **1.54km**



3 STANFORD CLOSE WERRIBEE VIC 3030

4 2 2

Sold Price **$660,000** Sold Date **07-Aug-24**

Distance **0.39km**



7 RIVERGLEN DRIVE WERRIBEE VIC 3030

4 2 4

Sold Price **$650,000** Sold Date **12-Feb-25**

Distance **0.16km**

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

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