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<br>Including suburb and postcode | 29 TRACEY STREET 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 | $680,000 | & | $720,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $605,000 | Property type | House | Suburb | Werribee |
| Period-from | 01 Jul 2024 | to | 30 Jun 2025 | Source | Cotality |

## 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 |
|---|---|---|
| 20 TRACEY STREET WERRIBEE VIC 3030 | $716,550 | 12-Apr-25 |
| 19 HARVEST WAY WERRIBEE VIC 3030 | $715,000 | 11-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: 29 July 2025

Stephanie Hines
P 0432152229
M 0432152229
E Stephanie.hines@hockingstuart.com



**20 TRACEY STREET WERRIBEE VIC 3030**

3 2 2

Sold Price **$716,550** Sold Date **12-Apr-25**

Distance **0.07km**



**19 HARVEST WAY WERRIBEE VIC 3030**

3 2 2

Sold Price **$715,000** Sold Date **11-Feb-25**

Distance **0.09km**

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

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