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	5/8 BEASLEY AVENUE 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	$310,000	&	$340,000

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
4/12 MANLY STREET WERRIBEE VIC 3030	$333,000	26-Nov-24
5/5-7 MILONE COURT WERRIBEE VIC 3030	$335,000	07-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: 25 March 2025

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4/12 MANLY STREET WERRIBEE VIC 3030

2 1 1

Sold Price **$333,000** Sold Date **26-Nov-24**

Distance **0.23km**



5/5-7 MILONE COURT WERRIBEE VIC 3030

2 1 1

Sold Price **$335,000** Sold Date **07-Dec-24**

Distance **1.46km**

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

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