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	8 WESTMINSTER DRIVE 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	$525,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$608,000	Property type	House	Suburb	Werribee
Period-from	01 Jul 2023	to	30 Jun 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
7 RALEIGH COURT WERRIBEE VIC 3030	$520,000	10-Mar-24
1 SOMERSET CLOSE WERRIBEE VIC 3030	$535,000	30-May-24
14 ILUKA DRIVE WERRIBEE VIC 3030	$540,000	11-Apr-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: 09 July 2024

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7 RALEIGH COURT WERRIBEE VIC 3030

3 1 2

Sold Price **$520,000** Sold Date **10-Mar-24**

Distance **0.22km**



1 SOMERSET CLOSE WERRIBEE VIC 3030

4 1 -

Sold Price **$535,000** Sold Date **30-May-24**

Distance **0.26km**



14 ILUKA DRIVE WERRIBEE VIC 3030

3 1 2

Sold Price **$540,000** Sold Date **11-Apr-24**

Distance **0.56km**

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

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