

## 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

18 WESTMINSTER DRIVE WERRIBEE VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$606,500

Property type

House

Suburb

Werribee

Period-from

01 Sep 2023

to

31 Aug 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

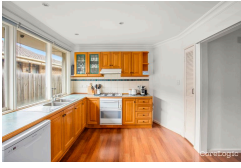
Date of sale

1 WHITON GROVE WYNDHAM VALE VIC 3024	\$569,500	13-Apr-24
256 BALLAN ROAD WYNDHAM VALE VIC 3024	\$550,000	01-Aug-24
5 STRATHFORD COURT WERRIBEE VIC 3030	\$600,000	13-Mar-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: 06 September 2024



**1 WHITON GROVE WYNDHAM VALE VIC 3024**

 4  2  2

Sold Price **\$569,500** Sold Date **13-Apr-24**

Distance **0.84km**



**256 BALLAN ROAD WYNDHAM VALE VIC 3024**

 4  2  3

Sold Price <sup>RS</sup> **\$550,000** Sold Date **01-Aug-24**

Distance **0.93km**



**5 STRATHFORD COURT WERRIBEE VIC 3030**

 3  2  5

Sold Price **\$600,000** Sold Date **13-Mar-24**

Distance **0.42km**

RS = Recent sale

UN = Undisclosed Sale

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