

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

7 LOMBARD ROAD 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

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

2 SPECTOR WALK WERRIBEE VIC 3030	\$590,000	11-Mar-24
54 WAGNER DRIVE WERRIBEE VIC 3030	\$600,000	22-Jun-24
5 CHESHIRE DRIVE WERRIBEE VIC 3030	\$622,000	12-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: 19 September 2024


**2 SPECTOR WALK WERRIBEE VIC
3030**
 4
  2
  2

Sold Price

\$590,000

Sold Date

11-Mar-24

Distance

0.71km
**54 WAGNER DRIVE WERRIBEE VIC
3030**
 4
  2
  2

Sold Price

\$600,000

Sold Date

22-Jun-24

Distance

0.84km
**5 CHESHIRE DRIVE WERRIBEE VIC
3030**
 4
  2
  2

Sold Price

\$622,000

Sold Date

12-Mar-24

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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