

## 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

16 WEEMALA GROVE 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

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,750

Property type

House

Suburb

Werribee

Period-from

01 Dec 2023

to

30 Nov 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

|  |           |           |
|--|-----------|-----------|
| 29 TOWNLEY BOULEVARD WERRIBEE VIC 3030 | \$700,000 | 06-Jul-24 |
| 20 BEWICK WAY WERRIBEE VIC 3030        | \$725,000 | 05-Dec-24 |
| 8 PIMLICO PLACE WERRIBEE VIC 3030      | \$715,000 | 01-Jul-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.~~

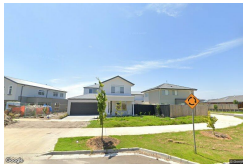
This Statement of Information was prepared on: 16 December 2024

Harry Singh

P +61468643555

M 0468643555

E harrysingh@areaspecialist.com.au



## 29 TOWNLEY BOULEVARD WERRIBEE VIC 3030

4 2 -

Sold Price **\$700,000** Sold Date **06-Jul-24**

Distance **1.5km**



## 20 BEWICK WAY WERRIBEE VIC 3030

4 2 2

Sold Price <sup>RS</sup> **\$725,000** <sup>UN</sup> Sold Date **05-Dec-24**

Distance **0.67km**



## 8 PIMLICO PLACE WERRIBEE VIC 3030

5 3 2

Sold Price **\$715,000** Sold Date **01-Jul-24**

Distance **1.93km**

RS = Recent sale

UN = Undisclosed Sale

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