

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

6 TOTTERDOWN WAY 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Werribee

Period-from

01 Apr 2024

to

31 Mar 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

16 MORIALTA CIRCUIT WERRIBEE VIC 3030	\$480,000	04-Mar-25
2/28 HALLADALE AVENUE WYNDHAM VALE VIC 3024	\$495,000	21-Feb-25
1/463 MCGRATH ROAD WYNDHAM VALE VIC 3024	\$499,500	01-Apr-25

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: 08 April 2025

Mahesh Krishna

LICENSED ESTATE AGENT

Mahesh Krishna

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**16 MORIALTA CIRCUIT WERRIBEE
VIC 3030**

Sold Price

^{RS} **\$480,000** ^{UN}

Sold Date

04-Mar-25



3



2



2

Distance

1.36km



**2/28 HALLADALE AVENUE
WYNDHAM VALE VIC 3024**

Sold Price

^{RS} **\$495,000**

Sold Date

21-Feb-25



3



2



2

Distance

3.91km



**1/463 MCGRATH ROAD WYNDHAM
VALE VIC 3024**

Sold Price

^{RS} **\$499,500**

Sold Date

01-Apr-25



3



2



1

Distance

4.69km

RS = Recent sale

UN = Undisclosed Sale

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