

# 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 35 Weeden 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)

Price Range

\$490,000

&

\$530,000

### Median sale price

Median price

\$585,000

Property Type

House

Suburb

Werribee (3030)

Period - From

01/01/2021

to

31/03/2021

Source

REIV

### Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
17 CANTERBURY PLACE, WERRIBEE VIC 3030	\$530,000	27/02/2021
21 ENFIELD AVENUE, WERRIBEE VIC 3030	\$530,000	18/03/2021
76 BALLAN ROAD, WERRIBEE VIC 3030	\$525,000	13/03/2021

This Statement of Information was prepared on: 10/08/2021