

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 32 Anderson Street, Werribee, VIC 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$620,000

&

\$650,000

Median sale price

Median price

\$603,550

Property Type

House

Suburb

Werribee (3030)

Period - From

01/06/2024

to

31/05/2025

Source

Corelogic

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
43 ANDERSON STREET, WERRIBEE VIC 3030	\$670,000	28/02/2025
2 COLLEGE ROAD, WERRIBEE VIC 3030	\$605,000	18/12/2024
8 PAGNOCCOLO STREET, WERRIBEE VIC 3030	\$640,000	07/02/2025

This Statement of Information was prepared on: 13/06/2025