

## 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

37 DEBORAH STREET WERRIBEE VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$460,000

&

\$480,000

### 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 9 GOLDEN AVENUE WERRIBEE VIC 3030   | \$473,000 | 25-May-24 |
| 11 GOLDEN AVENUE WERRIBEE VIC 3030  | \$473,000 | 25-May-24 |
| 5 POINCIANA COURT WERRIBEE VIC 3030 | \$467,000 | 14-May-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: 11 September 2024



**9 GOLDEN AVENUE WERRIBEE VIC 3030** Sold Price <sup>RS</sup> **\$473,000** Sold Date **25-May-24**  
 Distance **0.13km**

3 1 3



**11 GOLDEN AVENUE WERRIBEE VIC 3030** Sold Price **\$473,000** Sold Date **25-May-24**  
 Distance **0.15km**

3 1 3



**5 POINCIANA COURT WERRIBEE VIC 3030** Sold Price **\$467,000** Sold Date **14-May-24**  
 Distance **0.99km**

3 1 4

**RS** = Recent sale      **UN** = Undisclosed Sale

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