

## 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

3 ORMISTON CRESCENT 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

\$460,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$612,500

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 24 TINTAGEL WAY WERRIBEE VIC 3030    | \$516,000 | 18-Sep-24 |
| 6 SHALE ROAD WERRIBEE VIC 3030       | \$407,000 | 09-Jul-24 |
| 9 HATTERSLEY CHASE WERRIBEE VIC 3030 | \$378,000 | 25-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.~~

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**24 TINTAGEL WAY WERRIBEE VIC 3030** Sold Price **\$516,000** Sold Date **18-Sep-24**

 -  -  -

Distance **0.46km**



**6 SHALE ROAD WERRIBEE VIC 3030** Sold Price **\$407,000** Sold Date **09-Jul-24**

 1  1  -

Distance **1.88km**



**9 HATTERSLEY CHASE WERRIBEE VIC 3030** Sold Price **\$378,000** Sold Date **25-Jul-24**

 4  2  2

Distance **1.57km**

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

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