

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

8/50 CATAMARAN DRIVE WERRIBEE SOUTH 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

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Werribee South

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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

301/50 CATAMARAN DRIVE WERRIBEE SOUTH VIC 3030	\$450,000	29-Mar-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: 30 July 2025

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301/50 CATAMARAN DRIVE
WERRIBEE SOUTH VIC 3030

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Sold Price ^{RS} \$450,000 Sold Date 29-Mar-25

Distance 0km

RS = Recent sale UN = Undisclosed Sale

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