

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

29 SHOWBRIDGE WAY WERRIBEE 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

\$535,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$603,550

Property type

House

Suburb

Werribee

Period-from

01 Jun 2024

to

31 May 2025

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

31 AMAROO WALK WERRIBEE VIC 3030	570000	30-May-25
33 PENDOWER WAY WERRIBEE VIC 3030	563000	11-Feb-25
90 TREEVE PARKWAY WERRIBEE VIC 3030	555000	11-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.~~

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31 AMAROO WALK WERRIBEE VIC 3030

Sold Price

^{RS} **570000** ^{UN}

Sold Date **30-May-25**

3 2 2

Distance **1.33km**



33 PENDOWER WAY WERRIBEE VIC 3030

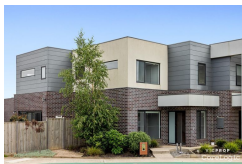
Sold Price

563000

Sold Date **11-Feb-25**

3 2 2

Distance **1.19km**



90 TREEVE PARKWAY WERRIBEE VIC 3030

Sold Price

555000

Sold Date **11-Mar-25**

3 2 2

Distance **0.74km**

RS = Recent sale

UN = Undisclosed Sale

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