

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

9 WEDGEBILL CIRCUIT 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

\$599,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Werribee

Period-from

01 Mar 2024

to

28 Feb 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

3 RADISSON CRESCENT WERRIBEE VIC 3030	\$630,000	12-Dec-24
37 TAWORRI CRESCENT WERRIBEE VIC 3030	\$630,000	03-Mar-25
6 GATEAU DRIVE WERRIBEE VIC 3030	\$640,000	01-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: 07 March 2025



**3 RADISSON CRESCENT
WERRIBEE VIC 3030**

4 2 2

Sold Price **\$630,000** Sold Date **12-Dec-24**

Distance **0.56km**



**37 TAWORRI CRESCENT
WERRIBEE VIC 3030**

4 2 -

Sold Price ^{RS} **\$630,000** Sold Date **03-Mar-25**

Distance **1.06km**



**6 GATEAU DRIVE WERRIBEE VIC
3030**

4 2 -

Sold Price ^{RS} **\$640,000** Sold Date **01-Mar-25**

Distance **1.34km**

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

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