

## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 11 Morialta Circuit, Werribee

### Indicative selling price

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

Single price  or range between \$725,000 & \$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$640,000 \*House ☒ \*Unit ☐ Suburb WERRIBEE

Period - From Dec 2024 to May 2025 Source REIV

### Comparable property sales

A\* These are the three properties sold within two kilometres of the property for sale in the last six 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              |
|--------------------------------|-----------|---------------------------|
| 20 Bewick Way, Werribee        | \$725,000 | 29 <sup>th</sup> Nov 2024 |
| 5 Sugarloaf Grove, Werribee    | \$756,000 | 16 <sup>th</sup> Dec 2024 |
| 38 Wedgebill Circuit, Werribee | \$750,000 | 25 <sup>th</sup> Feb 2025 |

Property data source: Corelogic.com.au. Generated on 23<sup>rd</sup> May 2025.