

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

2 FERN COURT 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

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Werribee

Period-from

01 Oct 2021

to

30 Sep 2022

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

5 FERN COURT WERRIBEE VIC 3030	\$659,000	03-Sep-22
5 EARL COURT WERRIBEE VIC 3030	\$650,000	23-Apr-22
6 KAMERUKA COURT WERRIBEE VIC 3030	\$660,000	02-May-22

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: 18 October 2022



5 FERN COURT WERRIBEE VIC 3030

3 2 1

Sold Price

RS

\$659,000

Sold Date

03-Sep-22

Distance

0.05km



5 EARL COURT WERRIBEE VIC 3030

3 2 4

Sold Price

\$650,000

Sold Date

23-Apr-22

Distance

0.27km



6 KAMERUKA COURT WERRIBEE VIC 3030

3 2 2

Sold Price

\$660,000

Sold Date

02-May-22

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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