

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

1/14 COBBLER STREET 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

\$390,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$613,500

Property type

Other

Suburb

Werribee

Period-from

01 Feb 2022

to

31 Jan 2023

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

1/16 MISSISSIPPI PLACE WERRIBEE VIC 3030	\$406,500	17-Dec-21
4/2 RIVERBEND CRESCENT WERRIBEE VIC 3030	\$400,000	05-May-22
3/2 RIVERBEND CRESCENT WERRIBEE VIC 3030	\$400,000	04-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: 10 February 2023



1/16 MISSISSIPPI PLACE WERRIBEE VIC 3030 Sold Price **\$406,500** Sold Date **17-Dec-21**

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Distance **1.9km**



4/2 RIVERBEND CRESCENT WERRIBEE VIC 3030 Sold Price **\$400,000** Sold Date **05-May-22**

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Distance **2.75km**



3/2 RIVERBEND CRESCENT WERRIBEE VIC 3030 Sold Price Sold Date **04-May-22**

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Distance **2.76km**

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

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