

## 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

34 ARGYLE CRESCENT WERRIBEE VIC 3030

### Indicative selling price

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

Single Price

or range  
between

\$520,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Werribee

Period-from

01 Feb 2023

to

31 Jan 2024

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

8 DOBELL CRESCENT WERRIBEE VIC 3030	\$523,000	12-Jan-24
11 JACARANDA COURT WERRIBEE VIC 3030	\$550,000	04-Oct-23
10 NIGHTINGALE DRIVE WERRIBEE VIC 3030	\$530,000	19-Oct-23

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: 05 February 2024


**8 DOBELL CRESCENT WERRIBEE  
VIC 3030**
 3    1    2

Sold Price

<sup>RS</sup>
**\$523,000**

Sold Date

**12-Jan-24**

Distance

**0.37km**

**11 JACARANDA COURT WERRIBEE  
VIC 3030**
 3    1    -

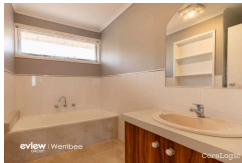
Sold Price

**\$550,000**

Sold Date

**04-Oct-23**

Distance

**0.4km**

**10 NIGHTINGALE DRIVE WERRIBEE  
VIC 3030**
 3    1    4

Sold Price

**\$530,000**

Sold Date

**19-Oct-23**

Distance

**0.69km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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