

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 Taisho 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,694

Property type

House

Suburb

Werribee

Period-from

01 Mar 2020

to

28 Feb 2021

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 Gaudin Court Werribee VIC 3030	\$486,500	01-Feb-21
5 Thoroughbred Avenue Werribee VIC 3030	\$520,000	17-Dec-20
11 Bemboka Court Werribee VIC 3030	\$506,500	09-Mar-21

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: 15 March 2021



8 Gaudin Court Werribee VIC 3030 Sold Price ^{RS} **\$486,500** Sold Date **01-Feb-21**

 2  1  2

Distance **0.22km**



5 Thoroughbred Avenue Werribee VIC 3030 Sold Price **\$520,000** Sold Date **17-Dec-20**

 4  2  2

Distance **0.24km**



11 Bemboka Court Werribee VIC 3030 Sold Price ^{RS} **\$506,500** Sold Date **09-Mar-21**

 3  2  2

Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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