

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

2/8 OFFICER 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

House

Suburb

Werribee

Period-from

01 Jun 2021

to

31 May 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 OFFICER COURT WERRIBEE VIC 3030	\$573,000	19-Apr-22
5 LEAGUE STREET WERRIBEE VIC 3030	\$530,000	28-Mar-22
1/207 WATTON STREET WERRIBEE VIC 3030	\$535,000	27-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: 29 June 2022



5 OFFICER COURT WERRIBEE VIC 3030

Sold Price

\$573,000

Sold Date

19-Apr-22

 3

 2

 1

Distance

0.03km



5 LEAGUE STREET WERRIBEE VIC 3030

Sold Price

\$530,000

Sold Date

28-Mar-22

 3

 2

 2

Distance

-



1/207 WATTON STREET WERRIBEE VIC 3030

Sold Price

^{RS} **\$535,000**

Sold Date

27-May-22

 3

 2

 1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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