

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

3 WATTLEBIRD 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Werribee

Period-from

01 Nov 2021

to

31 Oct 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

4 DOVE COURT WERRIBEE VIC 3030	\$620,000	02-Jun-22
9 NIGHTJAR COURT WERRIBEE VIC 3030	\$650,000	12-Aug-22
11 SANDERLING STREET WERRIBEE VIC 3030	\$592,500	21-Oct-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 November 2022



4 DOVE COURT WERRIBEE VIC 3030

3 1 3

Sold Price **\$620,000** Sold Date **02-Jun-22**

Distance **0.64km**



9 NIGHTJAR COURT WERRIBEE VIC 3030

3 2 4

Sold Price **\$650,000** Sold Date **12-Aug-22**

Distance **0.28km**



11 SANDERLING STREET WERRIBEE VIC 3030

3 2 2

Sold Price ^{RS} **\$592,500** Sold Date **21-Oct-22**

Distance **1.11km**

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

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