

## 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

33 Kurrali Crescent Werribee VIC 3030

### Indicative selling price

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

Single Price

or range  
between

\$550,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$525,000

Property type

House

Suburb

Werribee

Period-from

01 May 2020

to

30 Apr 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 52 Attunga Grove Werribee VIC 3030 | \$551,000 | 14-Dec-20 |
| 2 Coomurra Place Werribee VIC 3030 | \$560,000 | 29-Mar-21 |
| 6 Duclair Avenue Werribee VIC 3030 | \$571,000 | 26-Feb-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: 24 May 2021

# AREASPECIALIST

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## 52 Attunga Grove Werribee VIC 3030

3 2 2

Sold Price

**\$551,000**

Sold Date **14-Dec-20**

Distance **0.27km**



## 2 Coomurra Place Werribee VIC 3030

4 2 2

Sold Price

<sup>RS</sup> **\$560,000**

Sold Date **29-Mar-21**

Distance **0.57km**



## 6 Duclair Avenue Werribee VIC 3030

4 2 2

Sold Price

<sup>RS</sup> **\$571,000**

Sold Date **26-Feb-21**

Distance **1.41km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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