

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

8 Richmond Crescent 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Werribee

Period-from

01 Jan 2021

to

31 Dec 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

5 Muirhead Crescent Werribee VIC 3030	\$535,100	20-Dec-21
1/10 High Street Werribee VIC 3030	\$467,000	09-Nov-21
115 Market Road Werribee VIC 3030	\$500,000	10-Oct-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: 13 January 2022



5 Muirhead Crescent Werribee VIC 3030

Sold Price

^{RS} **\$535,100** ^{UN}

Sold Date

20-Dec-21

 3

 1

 2

Distance

0.1km



1/10 High Street Werribee VIC 3030

Sold Price

\$467,000

Sold Date

09-Nov-21

 3

 1

 2

Distance

0.33km



115 Market Road Werribee VIC 3030

Sold Price

\$500,000

Sold Date

10-Oct-21

 2

 1

 2

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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