

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

4 KESTREL PLACE 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

\$560,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$606,500

Property type

House

Suburb

Werribee

Period-from

01 Sep 2023

to

31 Aug 2024

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 SONGLARK CRESCENT WERRIBEE VIC 3030	\$565,000	31-Jul-24
14 STILT COURT WERRIBEE VIC 3030	\$598,000	30-Mar-24
27 THAMES BOULEVARD WERRIBEE VIC 3030	\$602,100	27-May-24

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: 02 September 2024



8 SONGLARK CRESCENT WERRIBEE VIC 3030

 3  1  4

Sold Price

^{RS}

\$565,000

Sold Date

31-Jul-24

Distance

0.24km



14 STILT COURT WERRIBEE VIC 3030

 3  1  2

Sold Price

\$598,000

Sold Date

30-Mar-24

Distance

0.87km



27 THAMES BOULEVARD WERRIBEE VIC 3030

 3  1  -

Sold Price

\$602,100

Sold Date

27-May-24

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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