

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

18 MORGAN 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,250

Property type

House

Suburb

Werribee

Period-from

01 Oct 2023

to

30 Sep 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

18 TRISH WALK WERRIBEE VIC 3030	\$730,000	07-Sep-24
7 CHRISTINA COURT WERRIBEE VIC 3030	\$650,000	10-Aug-24
11 LITTLE JOHN COURT WERRIBEE VIC 3030	\$800,000	17-Aug-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: 15 October 2024

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18 TRISH WALK WERRIBEE VIC 3030

Sold Price **\$730,000** Sold Date **07-Sep-24**

3 2 2

Distance **0.61km**



7 CHRISTINA COURT WERRIBEE VIC 3030

Sold Price ^{RS} **\$650,000** Sold Date **10-Aug-24**

3 2 2

Distance **0.67km**



11 LITTLE JOHN COURT WERRIBEE VIC 3030

Sold Price ^{RS} **\$800,000** Sold Date **17-Aug-24**

3 2 2

Distance **0.6km**

RS = Recent sale

UN = Undisclosed Sale

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