

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 CURRAWONG 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Werribee

Period-from

01 Sep 2021

to

31 Aug 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

2 FLAX COURT WERRIBEE VIC 3030	\$557,500	29-Mar-22
8 MURCHISON COURT WERRIBEE VIC 3030	\$550,000	14-Mar-22
30 TAMARIND CRESCENT WERRIBEE VIC 3030	\$620,000	24-May-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: 01 September 2022



2 FLAX COURT WERRIBEE VIC 3030

3 1 2

Sold Price **\$557,500** Sold Date **29-Mar-22**

Distance **1.89km**



8 MURCHISON COURT WERRIBEE VIC 3030

3 1 2

Sold Price **\$550,000** Sold Date **14-Mar-22**

Distance **0.74km**



30 TAMARIND CRESCENT WERRIBEE VIC 3030

3 1 3

Sold Price **\$620,000** Sold Date **24-May-22**

Distance **1.05km**

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

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