

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

3 WILLOW STREET 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

\$600,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Werribee

Period-from

01 Jul 2021

to

30 Jun 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

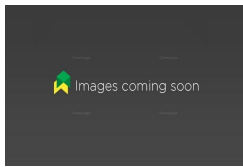
Date of sale

8 CLYDE COURT WERRIBEE VIC 3030	\$550,000	28-Mar-22
1 BEXLEY CLOSE WERRIBEE VIC 3030	\$575,500	02-Feb-22
5 TROY COURT WERRIBEE VIC 3030	\$530,000	17-Mar-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: 23 July 2022



8 CLYDE COURT WERRIBEE VIC 3030

Sold Price **\$550,000** Sold Date **28-Mar-22**

3 1 1

Distance **1.23km**



1 BEXLEY CLOSE WERRIBEE VIC 3030

Sold Price **\$575,500** Sold Date **02-Feb-22**

3 1 1

Distance **1.51km**



5 TROY COURT WERRIBEE VIC 3030

Sold Price **\$530,000** Sold Date **17-Mar-22**

3 1 1

Distance **1.45km**

RS = Recent sale

UN = Undisclosed Sale

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