

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 CARBON 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

\$375,000

&

\$405,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

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

6 SHANNON CLOSE WERRIBEE VIC 3030	\$380,000	02-Aug-21
23 DEBORAH STREET WERRIBEE VIC 3030	\$400,000	19-Aug-21
3 RICHMOND CRESCENT WERRIBEE VIC 3030	\$400,000	10-Jul-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: 07 July 2022



6 SHANNON CLOSE WERRIBEE VIC 3030 Sold Price **\$380,000** Sold Date **02-Aug-21**

 3  1  1

Distance **1.62km**



23 DEBORAH STREET WERRIBEE VIC 3030 Sold Price **\$400,000** Sold Date **19-Aug-21**

 3  1  -

Distance **0.42km**



3 RICHMOND CRESCENT WERRIBEE VIC 3030

Sold Price

Sold Date **10-Jul-21**

 3  1  1

Distance **0.11km**

RS = Recent sale UN = Undisclosed Sale

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