

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 Rock Street, Werribee Vic 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$520,000

&

\$570,000

Median sale price

Median price \$610,000

Property Type House

Suburb Werribee

Period - From 24/01/2023

to

23/01/2024

Source REIV

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 six 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
1	12 Princes Ct WERRIBEE 3030	\$632,750	12/12/2023
2	12 Jika Ct WERRIBEE 3030	\$585,000	06/12/2023
3	84 Parramatta Rd WERRIBEE 3030	\$555,000	09/01/2024

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 six months.~~

This Statement of Information was prepared on:

24/01/2024 12:15

4 Rock Street, Werribee Vic 3030



3 -

Property Type: House (Res)
Land Size: 588 sqm approx
Agent Comments

Indicative Selling Price
\$520,000 - \$570,000
Median House Price
24/01/2023 - 23/01/2024: \$610,000

Comparable Properties



12 Princes Ct WERRIBEE 3030 (REI)

Agent Comments

3 2 4

Price: \$632,750
Method: Private Sale
Date: 12/12/2023
Property Type: House
Land Size: 616 sqm approx



12 Jika Ct WERRIBEE 3030 (REI)

Agent Comments

4 2 5

Price: \$585,000
Method: Private Sale
Date: 06/12/2023
Property Type: House
Land Size: 570 sqm approx



84 Parramatta Rd WERRIBEE 3030 (REI)

Agent Comments

3 2 2

Price: \$555,000
Method: Private Sale
Date: 09/01/2024
Property Type: House

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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