

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

34 Cormorant 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

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$547,000

Property type

House

Suburb

Werribee

Period-from

01 Nov 2020

to

31 Oct 2021

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

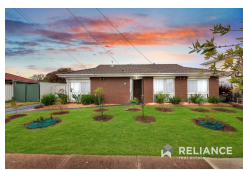
Date of sale

2 Cobbler Street Werribee VIC 3030	\$510,000	23-Jul-21
261 Shaws Road Werribee VIC 3030	\$551,500	31-Oct-21
36 Silvereye Crescent Werribee VIC 3030	\$535,500	07-Aug-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: 26 November 2021



2 Cobbler Street Werribee VIC 3030

 3  1  4

Sold Price

\$510,000

Sold Date

23-Jul-21

Distance

0.06km



261 Shaws Road Werribee VIC 3030

 3  1  2

Sold Price

^{RS} **\$551,500**

Sold Date

31-Oct-21

Distance

0.49km



36 Silvereve Crescent Werribee VIC 3030

 3  1  3

Sold Price

\$535,500

Sold Date

07-Aug-21

Distance

1.25km

RS = Recent sale

UN = Undisclosed Sale

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