

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

5 FISHER 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

\$599,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$607,500

Property type

House

Suburb

Werribee

Period-from

01 Jun 2022

to

31 May 2023

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 PRATT COURT WERRIBEE VIC 3030	\$650,000	25-Apr-23
11 BOYD COURT WERRIBEE VIC 3030	\$653,000	29-Apr-23
30 MIRABELLA CLOSE WERRIBEE VIC 3030	\$653,000	18-Apr-23

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 June 2023



8 PRATT COURT WERRIBEE VIC 3030

 3  2  2

Sold Price

^{RS}

\$650,000

Sold Date

25-Apr-23

Distance

0.7km



11 BOYD COURT WERRIBEE VIC 3030

 3  2  6

Sold Price

^{RS}

\$653,000

Sold Date

29-Apr-23

Distance

0.76km



30 MIRABELLA CLOSE WERRIBEE VIC 3030

 5  3  3

Sold Price

Sold Date

18-Apr-23

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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