

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

2 PRATT 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

\$600,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Werribee

Period-from

01 Feb 2023

to

31 Jan 2024

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

7 COBBLER STREET WERRIBEE VIC 3030

\$590,000

22-Nov-23

12 PRINCES COURT WERRIBEE VIC 3030

\$632,750

29-Nov-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 February 2024



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7 COBBLER STREET WERRIBEE VIC 3030

 3  1  2

Sold Price

\$590,000

Sold Date

22-Nov-23

Distance

0.61km



12 PRINCES COURT WERRIBEE VIC 3030

 3  1  1

Sold Price

\$632,750

Sold Date

29-Nov-23

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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