# 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 FLAX 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 rang betwee	3 360 000	&	\$390,000				
Median sale price									
(*Delete house or unit as applicable)									
Median Price	\$609,000	Property type	House	Suburb	Werribee				

Period-from	01 May 2023	to	30 Apr 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		
18 DEBORAH STREET WERRIBEE VIC 3030	\$410,000	23-Apr-24		
140 SHAWS ROAD WERRIBEE VIC 3030	\$420,000	19-Feb-24		
112 SHAWS ROAD WERRIBEE VIC 3030	\$434,000	24-Apr-24		

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: 23 May 2024



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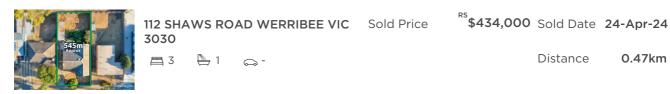
E bhupendra@rrestate.com.au



L	18 DEBORAH STREET WERRIBEE VIC 3030		Sold Price	<sup>RS</sup> \$410,000	Sold Date	23-Apr-24	
Logie	<b>=</b> 3	1	Ģ <del>-</del>			Distance	0.41km



140 SHAWS ROAD WERRIBEE VIC 3030		Sold Price	\$420,000	Sold Date	19-Feb-24	
₿ 3	1	⇔ <sup>2</sup>			Distance	0.53km



RS = Recent sale UN = Undisclosed Sale

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