

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

8 Samuel 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

\$455,000

&

\$495,000

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

6 Pioneer Court Werribee VIC 3030	\$495,000	16-Apr-21
46 Argyle Crescent Werribee VIC 3030	\$469,000	21-Jul-21
2 Songlark Crescent Werribee VIC 3030	\$480,000	22-Dec-20

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: 22 November 2021



6 Pioneer Court Werribee VIC 3030 Sold Price **\$495,000** Sold Date **16-Apr-21**

 3  1  2

Distance **0.11km**



46 Argyle Crescent Werribee VIC 3030 Sold Price **\$469,000** Sold Date **21-Jul-21**

 3  1  2

Distance **0.28km**



2 Songlark Crescent Werribee VIC 3030 Sold Price **\$480,000** Sold Date **22-Dec-20**

 3  1  1

Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

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