

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 FIELDLARK 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

\$490,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$607,500

Property type

House

Suburb

Werribee

Period-from

01 Sep 2022

to

31 Aug 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

1 MURCHISON COURT WERRIBEE VIC 3030	\$550,000	29-Mar-23
10 SITTELLA COURT WERRIBEE VIC 3030	\$537,000	24-Mar-23
1 CORELLA PLACE WERRIBEE VIC 3030	\$515,000	17-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: 04 September 2023



**1 MURCHISON COURT WERRIBEE
VIC 3030**

 3  2  2

Sold Price **\$550,000** Sold Date **29-Mar-23**

Distance **0.89km**



**10 SITTELLA COURT WERRIBEE
VIC 3030**

 3  1  2

Sold Price **\$537,000** Sold Date **24-Mar-23**

Distance **0.58km**



**1 CORELLA PLACE WERRIBEE VIC
3030**

 3  1  2

Sold Price **\$515,000** Sold Date **17-Apr-23**

Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

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