

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 RALEIGH 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

\$650,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Werribee

Period-from

01 Apr 2023

to

31 Mar 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

3 EDINBURGH COURT WERRIBEE VIC 3030

\$711,000

23-Mar-24

177 WERRIBEE STREET NORTH WERRIBEE VIC 3030

\$700,000

22-Jan-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: 04 April 2024



3 EDINBURGH COURT WERRIBEE VIC 3030

4 2 -

Sold Price

^{RS} **\$711,000** Sold Date **23-Mar-24**

Distance **0.24km**



177 WERRIBEE STREET NORTH WERRIBEE VIC 3030

4 2 2

Sold Price

\$700,000 Sold Date **22-Jan-24**

Distance **0.86km**

RS = Recent sale

UN = Undisclosed Sale

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