

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

4 Dobell Crescent 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

\$569,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$547,000

Property type

House

Suburb

Werribee

Period-from

01 Dec 2020

to

30 Nov 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

3 Melton Close Werribee VIC 3030	\$580,000	26-Oct-21
11 Egret Court Werribee VIC 3030	\$580,100	21-Nov-21
9 Bittern Court Werribee VIC 3030	\$590,000	04-Dec-21

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.~~

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3 Melton Close Werribee VIC 3030 Sold Price **\$580,000** Sold Date **26-Oct-21**

3 1 1

Distance **0.64km**



11 Egret Court Werribee VIC 3030 Sold Price ^{RS} **\$580,100** Sold Date **21-Nov-21**

3 1 4

Distance **0.65km**



9 Bittern Court Werribee VIC 3030 Sold Price ^{RS} **\$590,000** Sold Date **04-Dec-21**

3 1 4

Distance **0.9km**

RS = Recent sale **UN** = Undisclosed Sale

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