

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

2/16 GRAZIER 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

\$395,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$426,000

Property type

Unit

Suburb

Werribee

Period-from

01 Jul 2022

to

30 Jun 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

62/22 VENTOSA WAY WERRIBEE VIC 3030	\$395,000	01-Jun-23
2/16 SONGLARK CRESCENT WERRIBEE VIC 3030	\$400,000	11-Jan-23
1/1 CARISSA CIRCUIT WERRIBEE VIC 3030	\$403,000	06-Mar-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: 05 July 2023



62/22 VENTOSA WAY WERRIBEE VIC 3030

2 1 1

Sold Price

^{RS} **\$395,000** ^{UN}

Sold Date

01-Jun-23

Distance

0.93km



2/16 SONGLARK CRESCENT WERRIBEE VIC 3030

2 1 1

Sold Price

\$400,000

Sold Date

11-Jan-23

Distance

0.65km



1/1 CARISSA CIRCUIT WERRIBEE VIC 3030

2 1 1

Sold Price

\$403,000

Sold Date

06-Mar-23

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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