

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 MELIA 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

\$510,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Werribee

Period-from

01 May 2021

to

30 Apr 2022

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 MELTON CLOSE WERRIBEE VIC 3030	\$515,000	27-Dec-21
203 SHAWS ROAD WERRIBEE VIC 3030	\$530,000	28-Jan-22
8 SAMUEL COURT WERRIBEE VIC 3030	\$523,000	18-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.~~

This Statement of Information was prepared on: 09 May 2022



1 MELTON CLOSE WERRIBEE VIC 3030

 3  1  4

Sold Price

\$515,000

Sold Date

27-Dec-21

Distance

-



203 SHAWS ROAD WERRIBEE VIC 3030

 3  1  2

Sold Price

\$530,000

Sold Date

28-Jan-22

Distance

-



8 SAMUEL COURT WERRIBEE VIC 3030

 3  1  2

Sold Price

\$523,000

Sold Date

18-Dec-21

Distance

-



17 PIGEON STREET WERRIBEE VIC 3030

 3  1  2

Sold Price

\$500,000

Sold Date

19-Nov-21

Distance

-



152 TARNEIT ROAD WERRIBEE VIC 3030

 4  1  2

Sold Price

Sold Date

08-Dec-21

Distance

0.23km



4 CAPER COURT WERRIBEE VIC 3030

 3  2  2

Sold Price

\$540,000

Sold Date

11-Nov-21

Distance

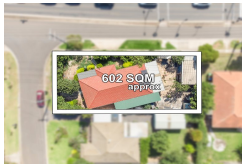
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RS = Recent sale

UN = Undisclosed Sale

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**1 JACARANDA COURT WERRIBEE
VIC 3030**

 3  2  2

Sold Price

^{RS} **\$476,000** Sold Date **05-Mar-22**

Distance **0.17km**



**2 TAMARIND CRESCENT
WERRIBEE VIC 3030**

 3  1  2

Sold Price

\$545,000 Sold Date **10-Jan-22**

Distance **0.25km**



**37 DAPHNE CRESCENT WERRIBEE
VIC 3030**

 3  1  2

Sold Price

\$505,000 Sold Date **23-Nov-21**

Distance **-**

RS = Recent sale

UN = Undisclosed Sale

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