

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 ALBANY 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

\$779,000

&

\$819,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

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

29 RIVER RUN DRIVE WERRIBEE VIC 3030	\$785,000	03-Apr-23
5 WALLAROO SQUARE WERRIBEE VIC 3030	\$860,000	13-Jan-23
16 NANGILOC CRESCENT WERRIBEE VIC 3030	\$870,000	27-May-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: 11 July 2023



**29 RIVER RUN DRIVE WERRIBEE
VIC 3030**

 3  2  3

Sold Price

\$785,000

Sold Date

03-Apr-23

Distance

0.4km



**5 WALLAROO SQUARE WERRIBEE
VIC 3030**

 4  2  2

Sold Price

\$860,000

Sold Date

13-Jan-23

Distance

4.45km



**16 NANGILOC CRESCENT
WERRIBEE VIC 3030**

 3  2  2

Sold Price

^{RS} **\$870,000**

Sold Date

27-May-23

Distance

4.43km



**6 VAINA STREET WERRIBEE VIC
3030**

 4  2  2

Sold Price

\$750,000

Sold Date

07-Mar-23

Distance

2.02km

RS = Recent sale

UN = Undisclosed Sale

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