

## 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

39 KURRALI CRESCENT WERRIBEE VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$810,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$595,000

Property type

House

Suburb

Werribee

Period-from

01 Jun 2021

to

31 May 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 9 LARAPINTA ENTRANCE WERRIBEE VIC 3030 | \$810,000 | 23-Apr-22 |
| 2 NALARA STREET WERRIBEE VIC 3030      | \$800,000 | 19-Apr-22 |
| 9 TUNDRA ESPLANADE WERRIBEE VIC 3030   | \$800,000 | 16-Oct-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: 29 June 2022



**9 LARAPINTA ENTRANCE  
WERRIBEE VIC 3030**

 4  2  2

Sold Price **\$810,000** Sold Date **23-Apr-22**

Distance **0.37km**



**2 NALARA STREET WERRIBEE VIC  
3030**

 4  2  2

Sold Price **\$800,000** Sold Date **19-Apr-22**

Distance **0.61km**



**9 TUNDRA ESPLANADE WERRIBEE  
VIC 3030**

 4  2  4

Sold Price Sold Date **16-Oct-21**

Distance **0.85km**

RS = Recent sale

UN = Undisclosed Sale

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