

## 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 LEURA COURT 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

\$685,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$331,000

Property type

Land

Suburb

Werribee

Period-from

01 Mar 2022

to

28 Feb 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

15 WEDGE STREET SOUTH WERRIBEE VIC 3030	\$715,000	07-Dec-22
28 LOYOLA ROAD WERRIBEE VIC 3030	\$700,000	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: 27 March 2023



**15 WEDGE STREET SOUTH  
 WERRIBEE VIC 3030**

 3  2  1

Sold Price **\$715,000** Sold Date **07-Dec-22**

Distance **1.09km**



**28 LOYOLA ROAD WERRIBEE VIC  
 3030**

 3  2  2

Sold Price <sup>RS</sup> **\$700,000** Sold Date **06-Mar-23**

Distance **0.27km**

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

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