

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

1 Melton Close 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

\$485,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$547,000

Property type

House

Suburb

Werribee

Period-from

01 Dec 2020

to

30 Nov 2021

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

3 Melton Close Werribee VIC 3030	\$580,000	26-Oct-21
74 Tamarind Crescent Werribee VIC 3030	\$465,000	30-Jun-21
8 Warbler Close Werribee VIC 3030	\$491,000	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: 14 December 2021



3 Melton Close Werribee VIC 3030 Sold Price **\$580,000** Sold Date **26-Oct-21**

 3  1  1

Distance **0.03km**



74 Tamarind Crescent Werribee VIC 3030 Sold Price **\$465,000** Sold Date **30-Jun-21**

 3  1  2

Distance **0.26km**



8 Warbler Close Werribee VIC 3030 Sold Price ^{RS} **\$491,000** Sold Date **16-Oct-21**

 3  1  2

Distance **0.4km**

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

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