

# 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

52 Songlark Cres, Werribee, Vic 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between

\$549,000

&

\$599,000

### Median sale price

Median price

\$615,000

Property type

House

Suburb

Werribee

Period - From

01/12/2023

to

29/02/2024

Source



PropTrack

### 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 six 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
37 Songlark Crescent, Werribee, VIC 3030	\$660,000	25/10/2023
49 Oriole Drive, Werribee, VIC 3030	\$590,000	02/10/2023
14 Doris Drive, Hoppers Crossing, VIC 3029	\$550,000	27/10/2023

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 six months.

This Statement of Information was prepared on: 18/03/2024