

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

8 MUIRHEAD CRESCENT 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

House

Suburb

Werribee

Period-from

01 Jul 2021

to

30 Jun 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

11 MUIRHEAD CRESCENT WERRIBEE VIC 3030	\$539,000	17-Feb-22
8 RICHMOND CRESCENT WERRIBEE VIC 3030	\$530,000	20-Jan-22

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: 12 July 2022



**11 MUIRHEAD CRESCENT
 WERRIBEE VIC 3030**

 3  1  2

Sold Price **\$539,000** Sold Date **17-Feb-22**

Distance **0.1km**



**8 RICHMOND CRESCENT
 WERRIBEE VIC 3030**

 3  1  2

Sold Price **\$530,000** Sold Date **20-Jan-22**

Distance **0.13km**

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

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