

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

21 ALBATROSS AVENUE 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

\$610,000

Property type

House

Suburb

Werribee

Period-from

01 Oct 2023

to

30 Sep 2024

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

51 BERNHARDT AVENUE HOPPERS CROSSING VIC 3029	\$500,000	09-Sep-24
27 KATHLEEN CRESCENT HOPPERS CROSSING VIC 3029	\$545,000	05-Jun-24
81 SONGLARK CRESCENT WERRIBEE VIC 3030	\$550,000	06-Jun-24

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: 01 October 2024



51 BERNHARDT AVENUE HOPPERS CROSSING VIC 3029

Sold Price

^{RS}

\$500,000

Sold Date

09-Sep-24



3



2



2

Distance

1.78km



27 KATHLEEN CRESCENT HOPPERS CROSSING VIC 3029

Sold Price

\$545,000

Sold Date

05-Jun-24



3



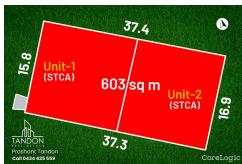
2



2

Distance

1.52km



81 SONGLARK CRESCENT WERRIBEE VIC 3030

Sold Price

\$550,000

Sold Date

06-Jun-24



3



2



2

Distance

1.04km

RS = Recent sale

UN = Undisclosed Sale

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