

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

9 LORIKEET COURT 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$609,000

Property type

House

Suburb

Werribee

Period-from

01 Jan 2024

to

31 Dec 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

8 LEGANA COURT WERRIBEE VIC 3030	\$592,000	08-Aug-24
32 WYNDHAM STREET WERRIBEE VIC 3030	\$584,000	01-Oct-24
7 DOTTEREL COURT WERRIBEE VIC 3030	\$580,000	07-Aug-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: 13 January 2025



8 LEGANA COURT WERRIBEE VIC 3030

 3  1  -

Sold Price **\$592,000** Sold Date **08-Aug-24**

Distance **3.02km**



32 WYNDHAM STREET WERRIBEE VIC 3030

 3  1  -

Sold Price **\$584,000** Sold Date **01-Oct-24**

Distance **1.28km**



7 DOTTEREL COURT WERRIBEE VIC 3030

 3  1  -

Sold Price **\$580,000** Sold Date **07-Aug-24**

Distance **0.86km**

RS = Recent sale UN = Undisclosed Sale

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