

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

2/3 LYDFORD 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

\$430,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Werribee

Period-from

01 Sep 2022

to

31 Aug 2023

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

1 EVERWIN DRIVE WERRIBEE VIC 3030	\$465,000	14-Jun-23
2/16 JULIANA AVENUE WYNDHAM VALE VIC 3024	\$435,000	25-Jun-23
2/164 MCGRATH ROAD WYNDHAM VALE VIC 3024	\$425,000	31-May-23

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: 20 September 2023



1 EVERWIN DRIVE WERRIBEE VIC 3030

Sold Price

\$465,000

Sold Date

14-Jun-23

3

1

1

Distance

0.46km



2/16 JULIANA AVENUE WYNDHAM VALE VIC 3024

Sold Price

\$435,000

Sold Date

25-Jun-23

3

1

1

Distance

1.7km



2/164 MCGRATH ROAD WYNDHAM VALE VIC 3024

Sold Price

\$425,000

Sold Date

31-May-23

3

1

1

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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