

## 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

83A SONGLARK CRESCENT WERRIBEE VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$420,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$430,000

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

1/20 ORIOLE DRIVE WERRIBEE VIC 3030	\$435,000	09-May-23
3 SWARAN WAY WERRIBEE VIC 3030	\$451,000	10-Mar-23
2/106 DERRIMUT ROAD HOPPERS CROSSING VIC 3029	\$450,000	28-Jul-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: 07 September 2023



**1/20 ORIOLE DRIVE WERRIBEE VIC 3030** Sold Price **\$435,000** Sold Date **09-May-23**

2 1 -

Distance **0.11km**



**3 SWARAN WAY WERRIBEE VIC 3030** Sold Price **\$451,000** Sold Date **10-Mar-23**

3 1 1

Distance **0.25km**



**2/106 DERRIMUT ROAD HOPPERS CROSSING VIC 3029** Sold Price **\$450,000** Sold Date **28-Jul-23**

2 1 2

Distance **1.38km**

RS = Recent sale UN = Undisclosed Sale

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