

## 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 Norfolk Court Werribee VIC 3030

### Indicative selling price

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

Single Price

\$580,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

Property type

House

Suburb

Werribee

Period-from

01 Jan 2021

to

31 Dec 2021

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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 23 Rowes Road Werribee VIC 3030   | \$540,000 | 16-Oct-21 |
| 7 Lomond Court Werribee VIC 3030  | \$594,000 | 03-Nov-21 |
| 17 Kelvin Grove Werribee VIC 3030 | \$545,000 | 01-Sep-21 |

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 January 2022



**23 Rows Road Werribee VIC 3030** Sold Price **\$540,000** Sold Date **16-Oct-21**

 3  1  2

Distance **0.24km**



**7 Lomond Court Werribee VIC 3030** Sold Price <sup>RS</sup> **\$594,000** Sold Date **03-Nov-21**

 3  1  2

Distance **0.45km**



**17 Kelvin Grove Werribee VIC 3030** Sold Price **\$545,000** Sold Date **01-Sep-21**

 3  1  1

Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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