

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 Osprey Street, Werribee, VIC 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$520,000

&

\$570,000

Median sale price

Median price

\$612,000

Property Type

House

Suburb

Werribee (3030)

Period - From

01/02/2022

to

31/01/2023

Source

Corelogic

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
17 THORNBILL DRIVE, WERRIBEE VIC 3030	\$570,500	25/10/2022
7 WELLINGTON COURT, WERRIBEE VIC 3030	\$590,000	24/01/2023
1 BOYD COURT, WERRIBEE VIC 3030	\$580,000	14/12/2022

This Statement of Information was prepared on: 01/03/2023