

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

1/7 FISHER 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

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,250

Property type

House

Suburb

Werribee

Period-from

01 Oct 2023

to

30 Sep 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

2/124 ROSELLA AVENUE WERRIBEE VIC 3030

\$465,000

07-Jun-24

2/20 ORIOLE DRIVE WERRIBEE VIC 3030

\$500,000

18-Sep-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: 08 October 2024

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2/124 ROSELLA AVENUE WERRIBEE VIC 3030

3 1 1

Sold Price **\$465,000** Sold Date **07-Jun-24**

Distance **0.14km**



2/20 ORIOLE DRIVE WERRIBEE VIC 3030

3 2 1

Sold Price ^{RS} **\$500,000** Sold Date **18-Sep-24**

Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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