

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 JIKA 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

\$290,000

&

\$319,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$315,000

Property type

Land

Suburb

Werribee

Period-from

01 Jun 2021

to

31 May 2022

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

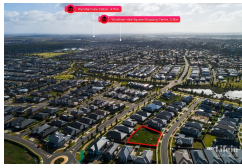
Date of sale

5 ORMISTON CRESCENT WERRIBEE VIC 3030	\$310,000	09-Feb-22
10 SALINGA DRIVE WERRIBEE VIC 3030	\$360,000	29-Jan-22
13 HOURIGAN WAY WERRIBEE VIC 3030	\$318,000	22-Feb-22

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: 14 June 2022



**5 ORMISTON CRESCENT
WERRIBEE VIC 3030**

Bed - Bath - Car -

Sold Price **\$310,000** Sold Date **09-Feb-22**

Distance **1.77km**



**10 SALINGA DRIVE WERRIBEE VIC
3030**

Bed 4 Bath 2 Car -

Sold Price **\$360,000** Sold Date **29-Jan-22**

Distance **1.83km**



**13 HOURIGAN WAY WERRIBEE VIC
3030**

Bed 4 Bath 2 Car 1

Sold Price **\$318,000** Sold Date **22-Feb-22**

Distance **1.91km**

RS = Recent sale UN = Undisclosed Sale

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