

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

3 Condor Court, Werribee

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 \$515,000 & \$555,000

Median sale price

(*Delete house or unit as applicable)

Median price \$605,000 *House ☒ *Unit ☐ Suburb Werribee

Period – From 30 Oct 2021 to 30 April 2022 Source CORE LOGIC

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
3 OSPREY STREET WERRIBEE VIC 3030	\$520,000	10-May-22
25 TAMARIND CRESCENT WERRIBEE VIC 3030	\$540,000	18-Apr-22
1 SIBLEY STREET WERRIBEE VIC 3030	\$545,000	07-Jul-22

Property data source: Corelogic.com.au. Generated on 27th September 2022