

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

3 FORESTMILL CHASE 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

\$560,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Werribee

Period-from

01 Jul 2023

to

30 Jun 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

4 RADISSON CRESCENT WERRIBEE VIC 3030	\$595,000	26-Feb-24
7 BECONTREE GROVE WERRIBEE VIC 3030	\$600,000	30-Apr-24
14 HEATHWREN VIEW WERRIBEE VIC 3030	\$600,000	17-Mar-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: 05 July 2024



4 RADISSON CRESCENT WERRIBEE VIC 3030

4 2 2

Sold Price **\$595,000** Sold Date **26-Feb-24**

Distance **0.39km**



7 BECONTREE GROVE WERRIBEE VIC 3030

4 2 2

Sold Price **\$600,000** Sold Date **30-Apr-24**

Distance **0.4km**



14 HEATHWREN VIEW WERRIBEE VIC 3030

4 2 2

Sold Price Sold Date **17-Mar-24**

Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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