

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

6 SATINWOOD 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

\$695,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Werribee

Period-from

01 Apr 2022

to

31 Mar 2023

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

26 TRISH WALK WERRIBEE VIC 3030	\$800,000	03-Mar-23
32 TRISH WALK WERRIBEE VIC 3030	\$725,000	13-Jan-23

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: 26 April 2023



26 TRISH WALK WERRIBEE VIC 3030

4 2 2

Sold Price

\$800,000

Sold Date

03-Mar-23

Distance

0.16km



32 TRISH WALK WERRIBEE VIC 3030

4 2 2

Sold Price

\$725,000

Sold Date

13-Jan-23

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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