

## 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

5 SETTLER COURT WERRIBEE VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Werribee

Period-from

01 Nov 2021

to

31 Oct 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 26 ARGYLE CRESCENT WERRIBEE VIC 3030 | \$605,000 | 27-Oct-21 |
| 12 BERRIGAN COURT WERRIBEE VIC 3030  | \$615,000 | 22-Feb-22 |
| 2 MAGNOLIA COURT WERRIBEE VIC 3030   | \$555,000 | 22-Mar-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: 22 November 2022


**26 ARGYLE CRESCENT WERRIBEE  
VIC 3030**
 4    2    4

Sold Price

**\$605,000**

Sold Date

**27-Oct-21**

Distance

**0.1km**

**12 BERRIGAN COURT WERRIBEE  
VIC 3030**
 3    2    2

Sold Price

**\$615,000**

Sold Date

**22-Feb-22**

Distance

**0.15km**

**2 MAGNOLIA COURT WERRIBEE  
VIC 3030**
 4    1    4

Sold Price

**\$555,000**

Sold Date

**22-Mar-22**

Distance

**0.2km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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