

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

1/30 Cormorant Crescent 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

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

House

Suburb

Werribee

Period-from

01 Dec 2018

to

30 Nov 2019

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

6/268 Shaws Road Werribee VIC 3030	\$375,000	28-Jun-19
1/6 Harrier Street Werribee VIC 3030	\$381,000	19-Sep-19
22 Yarra Street Werribee VIC 3030	\$395,000	21-Aug-19

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: 02 December 2019



6/268 Shaws Road Werribee VIC 3030

3 2 2

Sold Price

\$375,000

Sold Date

28-Jun-19

Distance

0.58km



1/6 Harrier Street Werribee VIC 3030

3 1 1

Sold Price

\$381,000

Sold Date

19-Sep-19

Distance

0.34km



22 Yarra Street Werribee VIC 3030

3 1 1

Sold Price

^{RS} **\$395,000**

Sold Date

21-Aug-19

Distance

2.27km

RS = Recent sale

UN = Undisclosed Sale

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