

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

4 DECORA 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$613,500

Property type

House

Suburb

Werribee

Period-from

01 Jan 2022

to

31 Dec 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

6 MONT-ALTO PLACE WERRIBEE VIC 3030	\$1,300,000	30-Apr-22
17 WILLOWTREE DRIVE WERRIBEE VIC 3030	\$1,360,000	17-Sep-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: 30 January 2023



6 MONT-ALTO PLACE WERRIBEE VIC 3030

3 2 3

Sold Price

\$1,300,000

Sold Date

30-Apr-22

Distance

0.68km



17 WILLOWTREE DRIVE WERRIBEE VIC 3030

5 2 2

Sold Price

\$1,360,000

Sold Date

17-Sep-22

Distance

0.71km

RS = Recent sale

UN = Undisclosed Sale

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