

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 COLIBAN ROAD 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

\$675,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,000

Property type

House

Suburb

Werribee

Period-from

01 Mar 2022

to

28 Feb 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

7 COLIBAN ROAD WERRIBEE VIC 3030	\$660,000	20-Oct-22
14 COLIBAN ROAD WERRIBEE VIC 3030	\$741,444	12-Dec-22
47 TIMBARRA DRIVE WERRIBEE VIC 3030	\$675,500	15-Feb-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: 03 March 2023


7 COLIBAN ROAD WERRIBEE VIC 3030

Sold Price

\$660,000

Sold Date

20-Oct-22
 3

 2

 2

Distance

0.01km

14 COLIBAN ROAD WERRIBEE VIC 3030

Sold Price

^{RS} **\$741,444**

Sold Date

12-Dec-22
 4

 2

 2

Distance

0.08km

47 TIMBARRA DRIVE WERRIBEE VIC 3030

Sold Price

^{RS} **\$675,500**

Sold Date

15-Feb-23
 4

 2

 2

Distance

0.19km
RS = Recent sale

UN = Undisclosed Sale

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