

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	10 Wolomina Crescent Werribee, 3030
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$595,000 & \$615,000
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Median sale price

Median price	\$600,000	Property Type	HOUSE	Suburb	WERRIBEE
Period - From	01-Feb-2023	to	31-Jan-2024	Source	CoreLogic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	17 CRAWLEY RISE, WERRIBEE, VIC 3030	\$610,000	28-Nov-2023
2	14 YALERI RISE, WERRIBEE, VIC 3030	\$605,000	06-Oct-2023
3	12 ARTHURDALE CRESCENT, WERRIBEE, VIC 3030	\$612,500	31-Oct-2023

This statement of information was prepared on 14-Apr-2024 at 5:22:50 PM EST