

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

9 LEAGUE STREET 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

\$480,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$589,500

Property type

House

Suburb

Werribee

Period-from

01 Jun 2021

to

31 May 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

5 LEAGUE STREET WERRIBEE VIC 3030	\$530,000	28-Mar-22
1/6 OZZIMO WAY WERRIBEE VIC 3030	\$501,000	20-Apr-22
36 ENGLAND STREET WERRIBEE VIC 3030	\$499,900	07-Dec-21

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: 06 June 2022

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5 LEAGUE STREET WERRIBEE VIC 3030

Sold Price

\$530,000

Sold Date

28-Mar-22

 3

 2

 2

Distance

0.02km



1/6 OZZIMO WAY WERRIBEE VIC 3030

Sold Price

^{RS} **\$501,000** ^{UN}

Sold Date

20-Apr-22

 3

 2

 1

Distance

1.76km



36 ENGLAND STREET WERRIBEE VIC 3030

Sold Price

\$499,900

Sold Date

07-Dec-21

 3

 1

 2

Distance

1.29km

RS = Recent sale

UN = Undisclosed Sale

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