

## 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

8 SONIA COURT WERRIBEE VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$595,000

Property type

House

Suburb

Werribee

Period-from

01 Jul 2021

to

30 Jun 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 237 GREAVES STREET NORTH WERRIBEE VIC 3030 | \$640,000 | 24-Jan-22 |
| 5 EARL COURT WERRIBEE VIC 3030             | \$650,000 | 20-Apr-22 |
| 13 DENISE COURT WERRIBEE VIC 3030          | \$655,000 | 15-Mar-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: 07 July 2022



**237 GREAVES STREET NORTH  
WERRIBEE VIC 3030**

 3  2  2

Sold Price **\$640,000** Sold Date **24-Jan-22**

Distance **0.09km**



**5 EARL COURT WERRIBEE VIC  
3030**

 3  2  4

Sold Price <sup>RS</sup> **\$650,000** Sold Date **20-Apr-22**

Distance **0.27km**



**13 DENISE COURT WERRIBEE VIC  
3030**

 4  2  2

Sold Price **\$655,000** Sold Date **15-Mar-22**

Distance **0.19km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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