

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

7 LATROBE 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

\$610,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Werribee

Period-from

01 Apr 2023

to

31 Mar 2024

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

1 LATROBE COURT WERRIBEE VIC 3030	\$600,000	15-Nov-23
2 PRATT COURT WERRIBEE VIC 3030	\$600,000	25-Feb-24
6 JACARANDA COURT WERRIBEE VIC 3030	\$590,000	12-Jan-24

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 April 2024



1 LATROBE COURT WERRIBEE VIC 3030

 4  2  4

Sold Price

\$600,000

Sold Date

15-Nov-23

Distance

0.08km



2 PRATT COURT WERRIBEE VIC 3030

 3  2  2

Sold Price

^{RS} **\$600,000**

Sold Date

25-Feb-24

Distance

1.23km



6 JACARANDA COURT WERRIBEE VIC 3030

 3  2  2

Sold Price

\$590,000

Sold Date

12-Jan-24

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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