

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

2 CASSOWARY AVENUE 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,500

Property type

House

Suburb

Werribee

Period-from

01 Nov 2023

to

31 Oct 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

5 COLORADO COURT WERRIBEE VIC 3030

\$550,000

02-Nov-24

13 SITTELLA COURT WERRIBEE VIC 3030

\$583,000

05-Aug-24

22 GANGES COURT WERRIBEE VIC 3030

\$565,000

01-Sep-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: 19 November 2024



**5 COLORADO COURT WERRIBEE
VIC 3030**

 3  2  -

Sold Price

^{RS}

\$550,000

Sold Date

02-Nov-24

Distance

0.26km



**13 SITTELLA COURT WERRIBEE
VIC 3030**

 3  2  2

Sold Price

\$583,000

Sold Date

05-Aug-24

Distance

0.32km



**22 GANGES COURT WERRIBEE VIC
3030**

 3  2  2

Sold Price

\$565,000

Sold Date

01-Sep-24

Distance

0.44km



**64 PURCHAS STREET WERRIBEE
VIC 3030**

 3  2  2

Sold Price

\$563,000

Sold Date

01-Jun-24

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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