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	36 CORMORANT CRESCENT 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~~ or range between		~~Price~~&	$565,000	$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$589,500	Property type	House	Suburb	Werribee
Period-from	01 May 2021	to	30 Apr 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
9 LORIKEET COURT WERRIBEE VIC 3030	$580,000	10-Apr-22
261 SHAWS ROAD WERRIBEE VIC 3030	$551,500	31-Oct-21
43 PARRAMATTA ROAD WERRIBEE VIC 3030	$550,000	09-Nov-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: 23 May 2022

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9 LORIKEET COURT WERRIBEE VIC 3030

Sold Price RS $580,000 Sold Date 10-Apr-22

3 1 - Distance -

Notes from your agent

Sold by Reliance Real Estate - Vik



261 SHAWS ROAD WERRIBEE VIC 3030

Sold Price $551,500 Sold Date 31-Oct-21

3 1 2 Distance -

Notes from your agent

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43 PARRAMATTA ROAD WERRIBEE VIC 3030

Sold Price $550,000 Sold Date 09-Nov-21

3 1 2 Distance -

Notes from your agent

Sold by Reliance Real Estate - Vik

RS = Recent sale UN = Undisclosed Sale

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