

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

1 MINER 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Werribee

Period-from

01 Nov 2021

to

31 Oct 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

3 CONDOR COURT WERRIBEE VIC 3030	\$547,000	03-Oct-22
1 SIBLEY STREET WERRIBEE VIC 3030	\$545,000	07-Jul-22
39 TORRENS STREET WERRIBEE VIC 3030	\$530,000	26-Jul-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: 28 November 2022



3 CONDOR COURT WERRIBEE VIC 3030

Sold Price

^{RS} **\$547,000** Sold Date **03-Oct-22**
 3  1  2

Distance **0.3km**


1 SIBLEY STREET WERRIBEE VIC 3030

Sold Price

\$545,000 Sold Date **07-Jul-22**
 3  1  2

Distance **0.65km**


39 TORRENS STREET WERRIBEE VIC 3030

Sold Price

\$530,000 Sold Date **26-Jul-22**
 3  1  2

Distance **1.15km**
RS = Recent sale

UN = Undisclosed Sale

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