

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

8 Alaska Court Werribee VIC 3030

Address
Including suburb and postcode

Indicative selling price

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

or range
Single Price& between

	\$1,700,000	\$1,900,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$569,950	Property type	House	Suburb	Werribee
Period-from	01 Mar 2021	to	28 Feb 2022	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

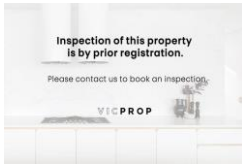
A* ~~These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

Address of comparable property	Price	Date of sale
7 Gaudin Court Werribee VIC 3030	\$1,565,000	02-Oct-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: 07 March 2022



7 Gaudin Court Werribee VIC3030 Sold Price \$1,565,000 Sold Date 02-Oct-21
4 2 2 Distance 0.05km

RS = Recent sale

UN = Undisclosed Sale

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