

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 17 Cootamundra Court, Werribee, VIC 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$649,000

&

\$710,000

Median sale price

Median price

\$612,500

Property Type

House

Suburb

Werribee (3030)

Period - From

01/11/2023

to

31/10/2024

Source

Corelogic

Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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 |
|---|-----------|--------------|
| 18 TRISH WALK, WERRIBEE VIC 3030 | \$730,000 | 07/09/2024 |
| 1 LOYOLA ROAD, WERRIBEE VIC 3030 | \$681,000 | 12/06/2024 |
| 11 LITTLE JOHN COURT, WERRIBEE VIC 3030 | \$800,000 | 17/08/2024 |

This Statement of Information was prepared on: 03/12/2024

