

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

9 STABLEFORD STREET 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

\$630,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Werribee

Period-from

01 Oct 2022

to

30 Sep 2023

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

4 PINEBANK STREET WERRIBEE VIC 3030	\$620,000	19-Aug-23
7 DUCLAIR AVENUE WERRIBEE VIC 3030	\$630,000	06-Sep-23
8 CRAWLEY RISE WERRIBEE VIC 3030	\$610,000	17-Jul-23

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: 26 October 2023


**4 PINEBANK STREET WERRIBEE
VIC 3030**

Sold Price

RS

\$620,000

Sold Date

19-Aug-23


4



2



2

Distance

0.16km

**7 DUCLAIR AVENUE WERRIBEE
VIC 3030**

Sold Price

\$630,000

Sold Date

06-Sep-23


4



2



2

Distance

1.46km

**8 CRAWLEY RISE WERRIBEE VIC
3030**

Sold Price

\$610,000

Sold Date

17-Jul-23


4



2



2

Distance

1.79km

RS = Recent sale

UN = Undisclosed Sale

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