

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

LOT 3/18 CROMWELL ROAD 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

\$509,000

&

\$529,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,250

Property type

Other

Suburb

Werribee

Period-from

01 Oct 2023

to

30 Sep 2024

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

10/76 PURCHAS STREET WERRIBEE VIC 3030	\$505,000	09-Aug-23
6/2-6 ANGLIA COURT WERRIBEE VIC 3030	\$520,000	07-Jun-24
1A NIGHTJAR COURT WERRIBEE VIC 3030	\$545,000	13-Sep-24

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: 10 October 2024



**10/76 PURCHAS STREET
WERRIBEE VIC 3030**

3 2 1

Sold Price **\$505,000** Sold Date **09-Aug-23**

Distance **0.97km**



**6/2-6 ANGLIA COURT WERRIBEE
VIC 3030**

3 2 1

Sold Price **\$520,000** Sold Date **07-Jun-24**

Distance **0.11km**



**1A NIGHTJAR COURT WERRIBEE
VIC 3030**

3 2 1

Sold Price ^{RS} **\$545,000** Sold Date **13-Sep-24**

Distance **0.86km**

RS = Recent sale

UN = Undisclosed Sale

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