

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

2 LAKE PARK 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

\$590,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$609,000

Property type

House

Suburb

Werribee

Period-from

01 Jan 2024

to

31 Dec 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

6 TEMPLETON COURT WERRIBEE VIC 3030	\$636,000	04-Nov-24
12 RIVERGLEN DRIVE WERRIBEE VIC 3030	\$650,000	11-Aug-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: 20 January 2025



**6 TEMPLETON COURT WERRIBEE
VIC 3030**

 4  2  2

Sold Price

\$636,000

Sold Date **04-Nov-24**

Distance **0.77km**



**12 RIVERGLEN DRIVE WERRIBEE
VIC 3030**

 4  2  1

Sold Price

\$650,000

Sold Date **11-Aug-24**

Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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