

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

56 KOOKABURRA AVENUE 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

\$539,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Werribee

Period-from

01 Sep 2023

to

31 Aug 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

| | | |
|--|-----------|-----------|
| 18 HARRIER STREET WERRIBEE VIC 3030 | \$545,000 | 11-Dec-23 |
| 16 FALCON STREET WERRIBEE VIC 3030 | \$580,000 | 29-Jul-24 |
| 90 KOOKABURRA AVENUE WERRIBEE VIC 3030 | \$558,000 | 12-Oct-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: 25 September 2024



**18 HARRIER STREET WERRIBEE
VIC 3030**

3 1 -

Sold Price **\$545,000** Sold Date **11-Dec-23**

Distance **0.16km**



**16 FALCON STREET WERRIBEE VIC
3030**

3 2 1

Sold Price **\$580,000** Sold Date **29-Jul-24**

Distance **0.24km**



**90 KOOKABURRA AVENUE
WERRIBEE VIC 3030**

4 1 -

Sold Price **\$558,000** Sold Date **12-Oct-23**

Distance **0.31km**

RS = Recent sale UN = Undisclosed Sale

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