

## 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

11 FAUNA COURT WERRIBEE VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$609,000

&

\$639,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Werribee

Period-from

01 May 2024

to

30 Apr 2025

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

3 FAUNA COURT WERRIBEE VIC 3030	\$680,000	06-Feb-24
5 PINEVIEW COURT WERRIBEE VIC 3030	\$626,000	17-Sep-24
120 PURCHAS STREET WERRIBEE VIC 3030	\$620,000	17-Apr-25

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.~~

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**3 FAUNA COURT WERRIBEE VIC 3030**

4 2 2

Sold Price **\$680,000** Sold Date **06-Feb-24**

Distance **0.08km**



**5 PINEVIEW COURT WERRIBEE VIC 3030**

3 2 2

Sold Price **\$626,000** Sold Date **17-Sep-24**

Distance **0.21km**



**120 PURCHAS STREET WERRIBEE VIC 3030**

3 2 4

Sold Price **\$620,000** Sold Date **17-Apr-25**

Distance **0.25km**

RS = Recent sale      UN = Undisclosed Sale

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