

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 SETTLER 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

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Werribee

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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

9 LORIKEET COURT WERRIBEE VIC 3030	\$600,000	25-Jan-25
104 ROSELLA AVENUE WERRIBEE VIC 3030	\$665,000	31-Jan-25
116 ROSELLA AVENUE WERRIBEE VIC 3030	\$570,400	12-Mar-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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9 LORIKEET COURT WERRIBEE VIC 3030 Sold Price **\$600,000** Sold Date **25-Jan-25**

3 1 2

Distance **0.22km**



104 ROSELLA AVENUE WERRIBEE VIC 3030 Sold Price **\$665,000** Sold Date **31-Jan-25**

4 2 2

Distance **0.41km**



116 ROSELLA AVENUE WERRIBEE VIC 3030 Sold Price **\$570,400** Sold Date **12-Mar-25**

3 2 2

Distance **0.51km**

RS = Recent sale **UN** = Undisclosed Sale

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