

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

4 TORBAY 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

\$529,999

or range
between

&

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

9 KIMBERLEY ROAD WERRIBEE VIC 3030	\$517,500	29-Oct-24
8 NEBO COURT WERRIBEE VIC 3030	\$535,000	31-Oct-24
8 LEGANA COURT WERRIBEE VIC 3030	\$592,000	08-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: 23 January 2025



9 KIMBERLEY ROAD WERRIBEE VIC 3030

3 1 4

Sold Price

\$517,500

Sold Date

29-Oct-24

Distance

0.13km



8 NEBO COURT WERRIBEE VIC 3030

3 1 2

Sold Price

\$535,000

Sold Date

31-Oct-24

Distance

0.21km



8 LEGANA COURT WERRIBEE VIC 3030

3 1 -

Sold Price

\$592,000

Sold Date

08-Aug-24

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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