

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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