

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 Magellan Crescent 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$542,000

Property type

House

Suburb

Werribee

Period-from

01 Sep 2020

to

31 Aug 2021

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

74 Goldeneye Circuit Werribee VIC 3030	\$630,000	14-Sep-21
7 Lumley Circuit Werribee VIC 3030	\$635,000	15-Jun-21
15 Larapinta Entrance Werribee VIC 3030	\$620,000	25-Aug-21

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: 29 September 2021



74 Goldeneye Circuit Werribee VIC 3030

 4  2  2

Sold Price

^{RS} **\$630,000**

Sold Date

14-Sep-21

Distance

0.19km



7 Lumley Circuit Werribee VIC 3030

 4  2  2

Sold Price

\$635,000

Sold Date

15-Jun-21

Distance

0.64km



15 Larapinta Entrance Werribee VIC 3030

 4  2  2

Sold Price

^{RS} **\$620,000**

Sold Date

25-Aug-21

Distance

0.87km



22 Coorong Walk Werribee VIC 3030

 4  2  2

Sold Price

\$545,000

Sold Date

19-May-21

Distance

0.2km



100 Treeve Parkway Werribee VIC 3030

 4  2  2

Sold Price

\$630,000

Sold Date

26-Apr-21

Distance

0.24km



1 Cerulean View Werribee VIC 3030

 4  2  2

Sold Price

\$646,000

Sold Date

24-Jun-21

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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3 Keira Circuit Werribee VIC 3030 Sold Price **\$547,000** Sold Date **28-Apr-21**
 Distance **0.31km**
 3 bedrooms 2 bathrooms 2 cars



7 Keira Circuit Werribee VIC 3030 Sold Price **\$630,000** Sold Date **13-Jul-21**
 Distance **0.32km**
 4 bedrooms 2 bathrooms 2 cars



20 Heathwren View Werribee VIC 3030 Sold Price **\$465,000** Sold Date **03-Apr-21**
 Distance **0.47km**
 4 bedrooms 3 bathrooms 2 cars



2 Coomurra Place Werribee VIC 3030 Sold Price **\$560,000** Sold Date **29-Mar-21**
 Distance **0.52km**
 4 bedrooms 2 bathrooms 2 cars



10 Duclair Avenue Werribee VIC 3030 Sold Price **\$547,000** Sold Date **12-Jul-21**
 Distance **0.57km**
 4 bedrooms 2 bathrooms 2 cars



14 Impara Rise Werribee VIC 3030 Sold Price **\$550,000** Sold Date **22-Apr-21**
 Distance **0.65km**
 4 bedrooms 2 bathrooms 2 cars

RS = Recent sale UN = Undisclosed Sale

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13 Amaroo Walk Werribee VIC 3030

 4  2  2

Sold Price

Sold Date **12-May-21**

Distance **0.67km**



36 Jindalee Way Werribee VIC 3030

 4  2  2

Sold Price

^{RS} **\$551,000**

Sold Date **12-Aug-21**

Distance **0.67km**



28 Wavertree Crescent Werribee VIC 3030

 4  2  2

Sold Price

\$640,000

Sold Date **29-Jun-21**

Distance **0.68km**



54 Jindalee Way Werribee VIC 3030

 4  2  2

Sold Price

\$550,000

Sold Date **12-May-21**

Distance **0.68km**



4 Amaroo Walk Werribee VIC 3030

 4  2  2

Sold Price

\$718,000

Sold Date **24-Jun-21**

Distance **0.69km**



7 Coorabin Way Werribee VIC 3030

 3  2  2

Sold Price

^{RS} **\$587,500**

Sold Date **02-Jul-21**

Distance **0.7km**

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26 Townley Boulevard Werribee VIC 3030

 4  2  2

Sold Price **\$580,000** Sold Date **09-May-21**

Distance **0.84km**



37 Kurrali Crescent Werribee VIC 3030

 4  2  2

Sold Price **\$610,000** Sold Date **23-Mar-21**

Distance **0.91km**



67 Goldeneye Circuit Werribee VIC 3030

 4  2  2

Sold Price **RS \$545,000** Sold Date **28-Jul-21**

Distance **0.19km**

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