

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

8 CEDAR 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

\$570,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Werribee

Period-from

01 Oct 2021

to

30 Sep 2022

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

2 VAINA STREET WERRIBEE VIC 3030	\$599,000	13-Sep-22
5 LACHLAN COURT WERRIBEE VIC 3030	\$585,000	26-Sep-22
272 GREAVES STREET NORTH WERRIBEE VIC 3030	\$590,000	07-May-22

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: 17 October 2022



2 VAINA STREET WERRIBEE VIC 3030

 3  2  2

Sold Price

^{RS} **\$599,000**

Sold Date

13-Sep-22

Distance

0.34km



5 LACHLAN COURT WERRIBEE VIC 3030

 5  2  2

Sold Price

^{RS} **\$585,000**

Sold Date

26-Sep-22

Distance

0.76km



272 GREAVES STREET NORTH WERRIBEE VIC 3030

 3  2  -

Sold Price

\$590,000

Sold Date

07-May-22

Distance

0.88km



17 PARKER STREET WERRIBEE VIC 3030

 3  2  -

Sold Price

^{RS} **\$600,200** ^{UN}

Sold Date

11-Aug-22

Distance

0.93km



3 WILLOW STREET WERRIBEE VIC 3030

 3  1  6

Sold Price

^{RS} **\$590,000**

Sold Date

05-Sep-22

Distance

0.18km

RS = Recent sale

UN = Undisclosed Sale

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