

## 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

17 Christina Court Werribee VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$620,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

House

Suburb

Werribee

Period-from

01 Jun 2020

to

31 May 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

9 Tedesco Court Werribee VIC 3030	\$660,000	05-May-21
40 Filmont Drive Werribee VIC 3030	\$647,746	13-Jan-21
2/32 Gabrielle Close Werribee VIC 3030	\$615,000	31-May-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: 18 June 2021



**9 Tedesco Court Werribee VIC 3030**

 3  2  2

Sold Price

<sup>RS</sup> **\$660,000**

Sold Date **05-May-21**

Distance **0.16km**



**40 Filmont Drive Werribee VIC 3030**

 3  2  2

Sold Price

**\$647,746**

Sold Date **13-Jan-21**

Distance **0.29km**



**2/32 Gabrielle Close Werribee VIC 3030**

 3  2  1

Sold Price

<sup>RS</sup> **\$615,000**

Sold Date **31-May-21**

Distance **1.02km**

RS = Recent sale

UN = Undisclosed Sale

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