

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

3/4 Trinca 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

House

Suburb

Werribee

Period-from

01 Feb 2021

to

31 Jan 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

1/61 High Street Werribee VIC 3030	\$440,000	02-Aug-21
9 Fiona Court Werribee VIC 3030	\$425,000	13-Sep-21
76 Market Road Werribee VIC 3030	\$430,000	21-Sep-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: 01 February 2022



1/61 High Street Werribee VIC 3030 Sold Price **\$440,000** Sold Date **02-Aug-21**

 3  1  1

Distance **1.65km**



9 Fiona Court Werribee VIC 3030 Sold Price **\$425,000** Sold Date **13-Sep-21**

 3  2  1

Distance **1.89km**



76 Market Road Werribee VIC 3030 Sold Price **\$430,000** Sold Date **21-Sep-21**

 3  1  -

Distance **1.69km**

RS = Recent sale UN = Undisclosed Sale

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