

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

9 Colorado 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

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

House

Suburb

Werribee

Period-from

01 Feb 2020

to

31 Jan 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

2 Songlark Crescent Werribee VIC 3030	\$480,000	22-Dec-20
42 Tamarind Crescent Werribee VIC 3030	\$495,000	29-Jan-21
36 Sanderling Street Werribee VIC 3030	\$486,000	30-Nov-20

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 2021



2 Songlark Crescent Werribee VIC 3030

 3  1  1

Sold Price **\$480,000** Sold Date **22-Dec-20**

Distance **0.33km**



42 Tamarind Crescent Werribee VIC 3030

 3  1  4

Sold Price ^{RS} **\$495,000** Sold Date **29-Jan-21**

Distance **1.12km**



36 Sanderling Street Werribee VIC 3030

 3  1  6

Sold Price ^{RS} **\$486,000** Sold Date **30-Nov-20**

Distance **1.4km**

RS = Recent sale UN = Undisclosed Sale

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