

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

2 Songlark 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

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$513,000

Property type

House

Suburb

Werribee

Period-from

01 Nov 2019

to

31 Oct 2020

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 Corella Place Werribee VIC 3030	\$450,000	16-Jun-20
59 Oriole Drive Werribee VIC 3030	\$440,000	17-Sep-20
5 Tumut Court Werribee VIC 3030	\$460,000	15-Jul-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: 05 November 2020



1 Corella Place Werribee VIC 3030 Sold Price **\$450,000** Sold Date **16-Jun-20**

 3  1  2

Distance **0.12km**



59 Oriole Drive Werribee VIC 3030 Sold Price **\$440,000** Sold Date **17-Sep-20**

 3  1  2

Distance **0.45km**



5 Tumut Court Werribee VIC 3030 Sold Price **\$460,000** Sold Date **15-Jul-20**

 3  1  2

Distance **0.82km**

RS = Recent sale UN = Undisclosed Sale

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