

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 CANTERBURY PLACE 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

\$525,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,000

Property type

House

Suburb

Werribee

Period-from

01 Feb 2022

to

31 Jan 2023

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

3 LOWAN COURT WERRIBEE VIC 3030	\$555,000	28-Nov-22
27 QUARBING STREET WERRIBEE VIC 3030	\$575,000	14-Dec-22
18 GALVIN ROAD WERRIBEE VIC 3030	\$575,000	29-Jan-23

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: 27 February 2023



3 LOWAN COURT WERRIBEE VIC 3030

 3  1  2

Sold Price **\$555,000** Sold Date **28-Nov-22**

Distance **1.02km**



27 QUARBING STREET WERRIBEE VIC 3030

 3  1  2

Sold Price **\$575,000** Sold Date **14-Dec-22**

Distance **1.27km**



18 GALVIN ROAD WERRIBEE VIC 3030

 3  1  2

Sold Price ^{RS} **\$575,000** Sold Date **29-Jan-23**

Distance **1.81km**

RS = Recent sale UN = Undisclosed Sale

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