

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 Rabbit 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

\$570,000

&

\$610,000

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

| | | |
|--------------------------------------|-----------|-----------|
| 15 Nattarak Avenue Werribee VIC 3030 | \$580,000 | 05-Nov-20 |
| 8 Natura Avenue Werribee VIC 3030 | \$581,000 | 19-Nov-20 |
| 61 Perry Road Werribee VIC 3030 | \$575,000 | 05-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: 02 February 2021



15 Nattarak Avenue Werribee VIC 3030

 4  3  2

Sold Price **\$580,000** Sold Date **05-Nov-20**

Distance **0.13km**



8 Natura Avenue Werribee VIC 3030

 4  2  2

Sold Price ^{RS} **\$581,000** ^{UN} Sold Date **19-Nov-20**

Distance **1.63km**



61 Perry Road Werribee VIC 3030

 4  2  2

Sold Price **\$575,000** Sold Date **05-Nov-20**

Distance **1.87km**

RS = Recent sale UN = Undisclosed Sale

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