

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

6 BURKE STREET 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

\$780,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Werribee

Period-from

01 May 2021

to

30 Apr 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

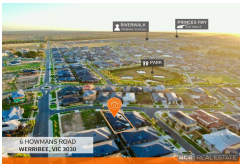
Date of sale

6 HOWMANS ROAD WERRIBEE VIC 3030	\$826,000	16-Feb-22
4 DELATITE COURT WERRIBEE VIC 3030	\$830,000	08-Mar-22
27 KAYDEN COURT WERRIBEE VIC 3030	\$800,000	25-Jan-22

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: 04 May 2022



6 HOWMANS ROAD WERRIBEE VIC 3030

 4  2  2

Sold Price **\$826,000** Sold Date **16-Feb-22**

Distance **1.29km**



4 DELATITE COURT WERRIBEE VIC 3030

 4  2  2

Sold Price **\$830,000** Sold Date **08-Mar-22**

Distance **1.12km**



27 KAYDEN COURT WERRIBEE VIC 3030

 4  2  4

Sold Price **\$800,000** Sold Date **25-Jan-22**

Distance **0.82km**

RS = Recent sale UN = Undisclosed Sale

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