

## 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

10 HOPKINS COURT WERRIBEE VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$569,000

&

\$619,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$612,000

Property type

House

Suburb

Werribee

Period-from

01 Mar 2022

to

28 Feb 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

7 WELLINGTON COURT WERRIBEE VIC 3030	\$590,000	24-Jan-23
38 WESTMINSTER DRIVE WERRIBEE VIC 3030	\$590,000	15-Dec-22
22 EDGAR STREET WERRIBEE VIC 3030	\$603,000	13-Feb-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: 07 March 2023



**7 WELLINGTON COURT WERRIBEE VIC 3030**

3 1 2

Sold Price

<sup>RS</sup> **\$590,000**

Sold Date **24-Jan-23**

Distance **1.06km**



**38 WESTMINSTER DRIVE WERRIBEE VIC 3030**

3 1 2

Sold Price

Sold Date **15-Dec-22**

Distance **1.51km**



**22 EDGAR STREET WERRIBEE VIC 3030**

3 1 2

Sold Price

<sup>RS</sup> **\$603,000**

Sold Date **13-Feb-23**

Distance **1.71km**

RS = Recent sale      UN = Undisclosed Sale

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