

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

1/3 CELEST COURT 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

\$415,000

&

\$445,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Werribee

Period-from

01 Jan 2022

to

31 Dec 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

6/5-6 TRINCA COURT WERRIBEE VIC 3030	405000	02-Aug-22
20/5 TOWER ROAD WERRIBEE VIC 3030	450000	06-Dec-22
1/3 TRINCA COURT WERRIBEE VIC 3030	450000	24-Nov-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: 11 January 2023



**6/5-6 TRINCA COURT WERRIBEE
VIC 3030**

 2  2  1

Sold Price

405000

Sold Date **02-Aug-22**

Distance

1.6km



**20/5 TOWER ROAD WERRIBEE
VIC 3030**

 3  1  1

Sold Price

450000

Sold Date **06-Dec-22**

Distance

1.81km



**1/3 TRINCA COURT WERRIBEE VIC
3030**

 2  1  1

Sold Price

^{RS} **450000**

Sold Date **24-Nov-22**

Distance

1.54km

RS = Recent sale

UN = Undisclosed Sale

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