

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

2/26 CARISSA CIRCUIT 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Werribee

Period-from

01 Aug 2022

to

31 Jul 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

2/2 TRINCA COURT WERRIBEE VIC 3030	\$544,000	01-May-23
1 CARLY TERRACE WERRIBEE VIC 3030	\$570,000	10-Jul-23
16 THAMES BOULEVARD WERRIBEE VIC 3030	\$555,000	28-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: 14 August 2023



2/2 TRINCA COURT WERRIBEE VIC 3030

Sold Price

\$544,000

Sold Date **01-May-23**

 3  2  1

Distance **1.6km**



1 CARLY TERRACE WERRIBEE VIC 3030

Sold Price

^{RS} **\$570,000**

Sold Date **10-Jul-23**

 3  2  2

Distance **0.64km**



16 THAMES BOULEVARD WERRIBEE VIC 3030

Sold Price

\$555,000

Sold Date **28-Feb-23**

 3  2  2

Distance **1.18km**

RS = Recent sale

UN = Undisclosed Sale

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