

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

4/5-6 TRINCA 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

\$420,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$429,990

Property type

Unit

Suburb

Werribee

Period-from

01 Aug 2023

to

31 Jul 2024

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

2/9 DIXON AVENUE WERRIBEE VIC 3030	\$438,000	15-Jul-24
5/20 RUSSELL STREET WERRIBEE VIC 3030	\$420,000	11-Apr-24
5/125 SYNNOT STREET WERRIBEE VIC 3030	\$440,000	27-Jun-24

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: 12 August 2024

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**2/9 DIXON AVENUE WERRIBEE
VIC 3030**

Sold Price

^{RS}

\$438,000

Sold Date

15-Jul-24

 2

 1

 1

Distance

0.3km



**5/20 RUSSELL STREET WERRIBEE
VIC 3030**

Sold Price

\$420,000

Sold Date

11-Apr-24

 3

 1

 1

Distance

0.64km



**5/125 SYNNOT STREET WERRIBEE
VIC 3030**

Sold Price

^{RS}

\$440,000

Sold Date

27-Jun-24

 2

 2

 1

Distance

1.32km

RS = Recent sale

UN = Undisclosed Sale

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