

## 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

11 JACARANDA 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

\$550,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

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

5 SCOTSBURN GROVE WERRIBEE VIC 3030	\$560,000	04-Apr-23
6 MARIBYRNONG COURT WERRIBEE VIC 3030	\$560,000	15-Jun-23
15 TAMARIND CRESCENT WERRIBEE VIC 3030	\$580,000	02-Jul-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 August 2023



**5 SCOTSBURN GROVE WERRIBEE  
VIC 3030**

 3  1  4

Sold Price

**\$560,000**

Sold Date **04-Apr-23**

Distance **0.98km**



**6 MARIBYRNONG COURT  
WERRIBEE VIC 3030**

 3  1  2

Sold Price

Sold Date **15-Jun-23**

Distance **0.73km**



**15 TAMARIND CRESCENT  
WERRIBEE VIC 3030**

 3  1  2

Sold Price

<sup>RS</sup> **\$580,000**

Sold Date **02-Jul-23**

Distance **0.05km**

RS = Recent sale

UN = Undisclosed Sale

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