

# 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 Lomond 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 \$510,000 & \$550,000

### Median sale price

Median price \$600,000

Property type *House*

Suburb *Werribee*

Period - From *01/09/2022*

to

*31/08/2023*

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 six 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
1. 49 Iluka Drive Werribee VIC 3030	\$560,000	29/08/2023
2. 11 Corella Place, Werribee, Vic 3030	\$532,000	15/08/2023
3. 34 Hooker Road, Werribee, Vic 3030	\$517,000	01/06/2023

This Statement of Information was prepared on: