

## 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

3 LYREBIRD 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

\$549,000

&

\$579,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Werribee

Period-from

01 Feb 2023

to

31 Jan 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

8 ST LAWRENCE CLOSE WERRIBEE VIC 3030	\$570,000	23-Aug-23
29 DANUBE DRIVE WERRIBEE VIC 3030	\$550,000	16-Dec-23
13 PEREZ COURT WERRIBEE VIC 3030	\$570,000	23-Sep-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: 15 February 2024



**8 ST LAWRENCE CLOSE  
WERRIBEE VIC 3030**

 3  2  2

Sold Price **\$570,000** Sold Date **23-Aug-23**

Distance **1.3km**



**29 DANUBE DRIVE WERRIBEE VIC  
3030**

 3  2  2

Sold Price <sup>RS</sup> **\$550,000** Sold Date **16-Dec-23**

Distance **1.46km**



**13 PEREZ COURT WERRIBEE VIC  
3030**

 3  2  1

Sold Price **\$570,000** Sold Date **23-Sep-23**

Distance **1.54km**

RS = Recent sale

UN = Undisclosed Sale

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