

## 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 ORMISTON CRESCENT 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

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$609,000

Property type

House

Suburb

Werribee

Period-from

01 Jun 2023

to

31 May 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

26 TINTAGEL WAY WERRIBEE VIC 3030	\$599,000	28-Feb-24
10 ANSONS WALK WERRIBEE VIC 3030	\$560,000	17-Apr-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: 03 June 2024

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**26 TINTAGEL WAY WERRIBEE VIC 3030**

Sold Price

**\$599,000**

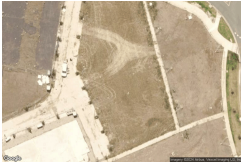
Sold Date

**28-Feb-24**

 -  -  -

Distance

**0.47km**



**10 ANSONS WALK WERRIBEE VIC 3030**

Sold Price

**\$560,000**

Sold Date

**17-Apr-24**

 -  -  -

Distance

**0.15km**

RS = Recent sale

UN = Undisclosed Sale

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