

## 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 RADISSON 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

\$570,000

&

\$620,000

### 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 11 SHERFORD AVENUE WERRIBEE VIC 3030 | \$600,000 | 06-Sep-23 |
| 17 CRAWLEY RISE WERRIBEE VIC 3030    | \$610,000 | 28-Nov-23 |
| 21 SHOWBRIDGE WAY WERRIBEE VIC 3030  | \$607,000 | 09-Feb-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: 20 February 2024



**11 SHERFORD AVENUE WERRIBEE VIC 3030**

 4  2  2

Sold Price

**\$600,000**

Sold Date **06-Sep-23**

Distance **0.02km**



**17 CRAWLEY RISE WERRIBEE VIC 3030**

 4  2  2

Sold Price

<sup>RS</sup> **\$610,000**

Sold Date **28-Nov-23**

Distance **0.27km**



**21 SHOWBRIDGE WAY WERRIBEE VIC 3030**

 4  2  2

Sold Price

<sup>RS</sup> **\$607,000**

Sold Date **09-Feb-24**

Distance **0.95km**

RS = Recent sale

UN = Undisclosed Sale

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