

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

5 KAURI COURT WERRIBEE VIC 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$560,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$608,000

Property type

House

Suburb

Werribee

Period-from

01 Jul 2023

to

30 Jun 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

6 JACARANDA COURT WERRIBEE VIC 3030	\$590,000	12-Jan-24
32 PARRAMATTA ROAD WERRIBEE VIC 3030	\$580,000	16-May-24
28 TORRENS STREET WERRIBEE VIC 3030	\$570,000	22-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: 09 July 2024



**6 JACARANDA COURT WERRIBEE
VIC 3030**

3 2 2

Sold Price **\$590,000** Sold Date **12-Jan-24**

Distance **0.14km**



**32 PARRAMATTA ROAD
WERRIBEE VIC 3030**

3 1 2

Sold Price **\$580,000** Sold Date **16-May-24**

Distance **0.53km**



**28 TORRENS STREET WERRIBEE
VIC 3030**

3 1 2

Sold Price **\$570,000** Sold Date **22-Apr-24**

Distance **0.54km**

RS = Recent sale UN = Undisclosed Sale

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