

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 RIVER RUN DRIVE 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

\$770,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

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

1 TAHARA COURT WERRIBEE VIC 3030	\$810,000	19-Apr-24
16 DAVERN COURT WERRIBEE VIC 3030	\$815,000	08-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: 25 June 2024

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**1 TAHARA COURT WERRIBEE VIC
3030**

Sold Price

^{RS}

\$810,000

Sold Date

19-Apr-24



4



2



2

Distance

0.65km



**16 DAVERN COURT WERRIBEE VIC
3030**

Sold Price

^{RS}

\$815,000

^{UN}

Sold Date

08-Apr-24



5



2



2

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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