

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 73 Coldstream Avenue, Werribee, VIC 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$540,000

&

\$575,000

Median sale price

Median price

\$607,500

Property Type

House

Suburb

Werribee (3030)

Period - From

01/05/2022

to

30/04/2023

Source

Corelogic

Comparable property sales

A

These are the three properties sold within two kilometres of the property for sale in the last six 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
18 TIMBARRA DRIVE, WERRIBEE VIC 3030	\$555,000	17/02/2023
23 ADVENT ROAD, WERRIBEE VIC 3030	\$605,000	26/01/2023
11 SUPPLE STREET, WERRIBEE VIC 3030	\$600,000	03/12/2022

This Statement of Information was prepared on: 04/07/2023