

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 Stilt 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

\$500,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

House

Suburb

Werribee

Period-from

01 Jul 2020

to

30 Jun 2021

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

3 Redpath Court Werribee VIC 3030	\$543,000	21-Jul-21
40 Kookaburra Avenue Werribee VIC 3030	\$518,000	15-Jun-21
2 Petrel Court Werribee VIC 3030	\$499,000	15-Jul-21

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.~~

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Real Estate

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3 Redpath Court Werribee VIC 3030

3 1 2

Sold Price

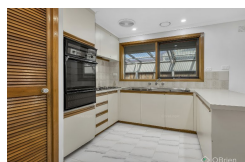
^{RS} **\$543,000**

Sold Date

21-Jul-21

Distance

0.69km



40 Kookaburra Avenue Werribee VIC 3030

3 1 2

Sold Price

^{RS} **\$518,000**

Sold Date

15-Jun-21

Distance

0.92km



2 Petrel Court Werribee VIC 3030

3 1 2

Sold Price

^{RS} **\$499,000** ^{UN}

Sold Date

15-Jul-21

Distance

1.21km

RS = Recent sale

UN = Undisclosed Sale

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