

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

4/4 GEORGIA CRESCENT 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

\$480,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Werribee

Period-from

01 Jul 2021

to

30 Jun 2022

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

2/6 BUNYA PLACE WERRIBEE VIC 3030	\$510,000	03-Mar-22
2/9 FILIPPIN COURT WERRIBEE VIC 3030	\$500,000	29-Jan-22
7/5 TOWER ROAD WERRIBEE VIC 3030	\$471,000	06-Jun-22

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: 13 July 2022



2/6 BUNYA PLACE WERRIBEE VIC 3030 Sold Price **\$510,000** Sold Date **03-Mar-22**

3 2 1

Distance -



2/9 FILIPPIN COURT WERRIBEE VIC 3030 Sold Price **\$500,000** Sold Date **29-Jan-22**

3 - 1

Distance -



7/5 TOWER ROAD WERRIBEE VIC 3030 Sold Price ^{RS} **\$471,000** Sold Date **06-Jun-22**

3 1 1

Distance **1.88km**

RS = Recent sale UN = Undisclosed Sale

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