

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

6 FALCATA AVENUE 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Werribee

Period-from

01 Oct 2022

to

30 Sep 2023

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 PADOVA AVENUE WERRIBEE VIC 3030	\$650,000	10-Oct-23
20 HAROGEN DRIVE WERRIBEE VIC 3030	\$751,000	06-Sep-23
50 ORMISTON CRESCENT WERRIBEE VIC 3030	\$670,000	22-Aug-23

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 October 2023


**6 PADOVA AVENUE WERRIBEE
VIC 3030**
 4  2  2

Sold Price

^{RS} **\$650,000**

Sold Date

10-Oct-23

Distance

0.38km

**20 HAROGEN DRIVE WERRIBEE
VIC 3030**
 4  2  2

Sold Price

^{RS} **\$751,000**

Sold Date

06-Sep-23

Distance

0.19km

**50 ORMISTON CRESCENT
WERRIBEE VIC 3030**
 4  2  2

Sold Price

\$670,000

Sold Date

22-Aug-23

Distance

1.93km

RS = Recent sale

UN = Undisclosed Sale

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