

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

4/9-11 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

\$575,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Werribee

Period-from

01 Feb 2023

to

31 Jan 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 CARLY TERRACE WERRIBEE VIC 3030	\$570,000	10-Jul-23
4 SATINWOOD COURT WERRIBEE VIC 3030	\$610,000	10-Dec-23
5/6 SALISBURY STREET WERRIBEE VIC 3030	\$590,500	12-Apr-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: 20 February 2024


1 CARLY TERRACE WERRIBEE VIC 3030

Sold Price

\$570,000

Sold Date

10-Jul-23
 3
  2
  -

Distance

1.41km
4 SATINWOOD COURT WERRIBEE VIC 3030

Sold Price

\$610,000

Sold Date

10-Dec-23
 3
  2
  2

Distance

1.89km
5/6 SALISBURY STREET WERRIBEE VIC 3030

Sold Price

\$590,500

Sold Date

12-Apr-23
 3
  2
  2

Distance

1.94km

RS = Recent sale

UN = Undisclosed Sale

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