

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

9 Tedesco 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

\$655,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

House

Suburb

Werribee

Period-from

01 Apr 2020

to

31 Mar 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

8 Tedesco Court Werribee VIC 3030	\$700,000	17-Oct-20
40 Filmont Drive Werribee VIC 3030	\$647,746	13-Jan-21
4 Cootamundra Court Werribee VIC 3030	\$630,000	11-Nov-20

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: 08 April 2021


**8 Tedesco Court Werribee VIC
3030**
 3  2  2

Sold Price

\$700,000

Sold Date

17-Oct-20

Distance

0.01km

**40 Filmont Drive Werribee VIC
3030**
 3  2  2

Sold Price

\$647,746

Sold Date

13-Jan-21

Distance

0.18km

4 Cootamundra Court Werribee VIC Sold Price

 3  2  2

\$630,000

Sold Date

11-Nov-20

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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