

## 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

3 RADISSON CRESCENT WERRIBEE VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$630,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$612,250

Property type

House

Suburb

Werribee

Period-from

01 Oct 2023

to

30 Sep 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

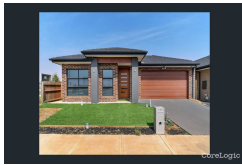
Date of sale

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 18 OTAGO GROVE WERRIBEE VIC 3030         | \$635,000 | 09-Jul-24 |
| 44 DAWLEY CIRCUIT WERRIBEE VIC 3030      | \$649,000 | 26-Jul-24 |
| 18 ARTHURDALE CRESCENT WERRIBEE VIC 3030 | \$665,000 | 24-Apr-24 |

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: 23 October 2024



## 18 OTAGO GROVE WERRIBEE VIC 3030

4 2 2

Sold Price

**\$635,000**

Sold Date

**09-Jul-24**

Distance

**0.4km**



## 44 DAWLEY CIRCUIT WERRIBEE VIC 3030

4 2 2

Sold Price

**\$649,000**

Sold Date

**26-Jul-24**

Distance

**0.57km**



## 18 ARTHURDALE CRESCENT WERRIBEE VIC 3030

4 2 2

Sold Price

**\$665,000**

Sold Date

**24-Apr-24**

Distance

**0.66km**

RS = Recent sale

UN = Undisclosed Sale

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