

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

21 WOLOMINA 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

\$630,000

&

\$655,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$606,500

Property type

House

Suburb

Werribee

Period-from

01 Aug 2023

to

31 Jul 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

15 MERVYN WAY MAMBOURIN VIC 3024	\$632,500	25-Jun-24
13 WICKER STREET WERRIBEE VIC 3030	\$659,000	15-Mar-24
11 GRIMA CRESCENT WYNDHAM VALE VIC 3024	\$635,000	07-Aug-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: 16 August 2024



15 MERVYN WAY MAMBOURIN VIC 3024

Sold Price

^{RS}

\$632,500

Sold Date

25-Jun-24



4



2



2

Distance

1.83km



13 WICKER STREET WERRIBEE VIC 3030

Sold Price

\$659,000

Sold Date

15-Mar-24



4



2



2

Distance

2.69km



11 GRIMA CRESCENT WYNDHAM VALE VIC 3024

Sold Price

^{RS}

\$635,000

Sold Date

07-Aug-24



4



2



2

Distance

3.68km

RS = Recent sale

UN = Undisclosed Sale

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