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	7 MERSEY 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~~		or range between	$500,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$605,000	Property type	House	Suburb	Werribee
Period-from	01 Apr 2024	to	31 Mar 2025	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
9 BUNYIP COURT WERRIBEE VIC 3030	$525,000	23-Nov-24
8 BERRIGAN COURT WERRIBEE VIC 3030	$543,000	15-Nov-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: 01 April 2025

Brooke Zukanovic
M 0481856503
E bzukanovic@hockingstuart.com



9 BUNYIP COURT WERRIBEE VIC 3030

3 2 1

Sold Price **$525,000** Sold Date **23-Nov-24**

Distance **0.48km**



8 BERRIGAN COURT WERRIBEE VIC 3030

3 2 2

Sold Price **$543,000** Sold Date **15-Nov-24**

Distance **0.5km**

RS = Recent sale **UN** = Undisclosed Sale

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