

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

2/53 MARGARET STREET 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

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$609,000

Property type

House

Suburb

Werribee

Period-from

01 Jan 2024

to

31 Dec 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

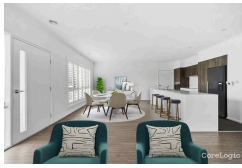
126/2 GLENDALE COURT WERRIBEE VIC 3030	\$560,000	14-Oct-24
1/26 KELVIN GROVE WERRIBEE VIC 3030	\$579,000	18-Jul-24
6 OFFICER COURT WERRIBEE VIC 3030	\$580,000	20-Aug-24

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: 14 January 2025

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**126/2 GLENDALE COURT
 WERRIBEE VIC 3030**

 3  2  2

Sold Price ^{RS} **\$560,000** ^{UN} Sold Date **14-Oct-24**

Distance **2.3km**



**1/26 KELVIN GROVE WERRIBEE
 VIC 3030**

 3  2  2

Sold Price **\$579,000** Sold Date **18-Jul-24**

Distance **1.57km**



**6 OFFICER COURT WERRIBEE VIC
 3030**

 3  2  2

Sold Price **\$580,000** Sold Date **20-Aug-24**

Distance **1.96km**

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

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