

## 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

26/18-20 GLEN STREET 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

\$359,000

&

\$379,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Werribee

Period-from

01 Jul 2023

to

30 Jun 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

3/154 WERRIBEE STREET NORTH WERRIBEE VIC 3030	\$380,000	29-May-24
1/22 MAMBOURIN STREET WERRIBEE VIC 3030	\$367,000	23-Jan-24
2/12 EDGAR STREET WERRIBEE VIC 3030	\$360,000	24-Feb-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 July 2024



**3/154 WERRIBEE STREET NORTH  
WERRIBEE VIC 3030**

2 1 1

Sold Price

**\$380,000**

Sold Date **29-May-24**

Distance

**1.07km**



**1/22 MAMBOURIN STREET  
WERRIBEE VIC 3030**

2 1 1

Sold Price

**\$367,000**

Sold Date **23-Jan-24**

Distance

**1.13km**



**2/12 EDGAR STREET WERRIBEE  
VIC 3030**

2 1 1

Sold Price

**\$360,000**

Sold Date **24-Feb-24**

Distance

**1.16km**

RS = Recent sale

UN = Undisclosed Sale

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