

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

15/266 SHAWS ROAD 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

\$445,000

&

\$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$423,250

Property type

Unit

Suburb

Werribee

Period-from

01 Feb 2024

to

31 Jan 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

16/264 SHAWS ROAD WERRIBEE VIC 3030	\$471,000	31-Oct-24
3/8-10 COOP STREET WERRIBEE VIC 3030	\$480,000	11-Sep-24
1/43 LATHAM STREET WERRIBEE VIC 3030	\$472,000	19-Dec-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 February 2025

**16/264 SHAWS ROAD WERRIBEE
VIC 3030**

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Sold Price **\$471,000** Sold Date **31-Oct-24**Distance **0.02km****3/8-10 COOP STREET WERRIBEE
VIC 3030**

1 2 1

Sold Price **\$480,000** Sold Date **11-Sep-24**Distance **1.35km****1/43 LATHAM STREET WERRIBEE
VIC 3030**

3 2 2

Sold Price ^{RS} **\$472,000** Sold Date **19-Dec-24**Distance **1.91km**

RS = Recent sale

UN = Undisclosed Sale

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